

188 Cannon Street East &  
134-136 Ferguson Avenue North  
Hamilton, ON

**CULTURAL HERITAGE IMPACT ASSESSMENT**

Issued: March 11, 2024

**E R A**

Project # 23-262-02  
Prepared by SI / JQ / KK / ZC

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# EXECUTIVE SUMMARY

## Background

This Cultural Heritage Impact Assessment (“CHIA”) has been prepared by ERA Architects Inc. (“ERA”) on behalf of Hamilton 188 GP Inc. for the properties at 188 Cannon Street East and 134-136 Ferguson Avenue North, in Hamilton (the “Site”).

The Site currently consists of a vacant commercial (formerly industrial) lot at 188 Cannon Street East and two residential lots containing a pair of 1886 row houses at 134-136 Ferguson Avenue North. This CHIA was prepared to accompany a development application for the Site.

## Heritage Status

The properties at 134-136 Ferguson Avenue North are listed on the City of Hamilton’s Heritage Register. In 2014, they were identified as “character defining properties” in the Downtown Built Heritage Inventory (the “Inventory”). None of the properties on the Site are presently designated under the *Ontario Heritage Act* (the “OHA”).

The following listed heritage properties are considered adjacent to the Site, according to the definition set out under the Urban Hamilton Official Plan (Chapter G) and are identified as “character defining properties” in the Inventory:

- 61, 63, 65, 67, 71, 75 and 77 Cathcart Street (c. 1883-1921); and
- 195, 197 and 199 Cannon Street East (c. 1870-1890).

These properties contain vernacular house-form buildings dating from the late 19th and early 20th centuries.

## Cultural Heritage Value

According to ERA’s evaluation of the Site against Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (“O. Reg 9/06”), the properties at 134-136 Ferguson Avenue are candidates for designation under Part IV of the OHA on the basis of their design, associative and contextual value.

## Proposed Development

The proposed development contemplates significant *in-situ* retention and adaptive reuse of the row houses at 134-136 Ferguson Avenue North. The retained portions of the houses will be integrated beside a new 32-storey residential building with 5-storey podium.

## Impact of Proposed Development

No negative impacts on the cultural heritage value and attributes of on-site resources is anticipated.

No negative impacts on the cultural heritage value of adjacent listed properties are anticipated. Net new shadows in the afternoon and evening hours will be cast on adjacent Cannon Street listed properties, however these shadows are not considered significant from a heritage perspective.

## Conservation Strategy

The primary conservation treatment for the heritage buildings on the Site is substantial in-situ retention, rehabilitation for retail use, and removal of rear wings to accommodate new programming on the Site. Conservation design strategies are proposed within the new construction.

## Mitigation and Considered Alternatives

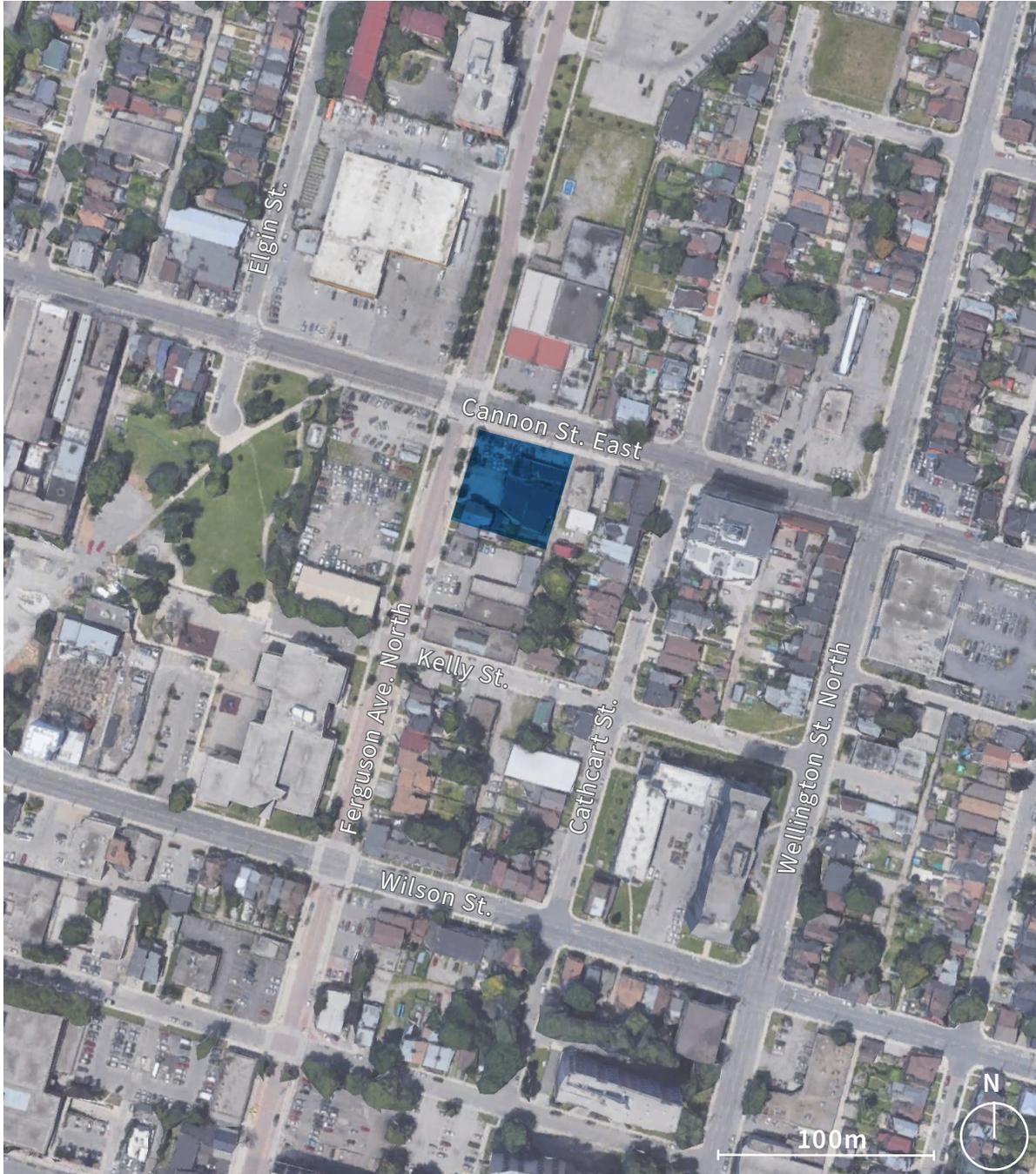
The proposed development has been designed to conserve the cultural heritage value of the Site, while mitigating impacts to adjacent properties. Earlier iterations of the design considered removing the row houses on the Site to accommodate vehicular access from Ferguson Avenue North.

## Conclusion

The proposed development will conserve the cultural heritage value of on-site and adjacent heritage resources. The proposed residential development is appropriately sited, massed and articulated to mitigate impacts to on-site and adjacent house-form buildings. As the design process progresses, the design team will continue exploring opportunities for further refinement of the material treatment and interface between the retained row houses and new construction.

# 1 INTRODUCTION

## 1.1 Location Plan



Aerial image showing the Site shaded in blue (Google Earth, 2023; annotated by ERA).

## 1.2 Site Plan



Aerial image showing the Site extents outlined in blue, with distinct portions of the row houses at 134-136 Ferguson Avenue North identified. Note: Satellite imagery is out of date; the 20th century industrial building at 188 Cannon Street East has since been demolished (Google Earth, 2022; annotated by ERA).

### 1.3 Site Description

The subject properties, municipally known as 188 Cannon Street East and 134-136 Ferguson Avenue North (the “Site”), are located at the southeast corner of Cannon Street East and Ferguson Avenue North in Hamilton’s Beasley neighbourhood. The Site bounded to the north by Cannon Street East, to the west by Ferguson Avenue North, to the east by a laneway and to the south by 132 Ferguson Avenue North (the third attached house, which terminates the row and is not part of the Site).

The Site contains a vacant commercial lot (188 Cannon Street East) and a pair of adjoined row houses (134-136 Ferguson Avenue North), which form part of a three-unit row. The two houses on the Site are mirror images of one another, while the southernmost unit replicates the centre unit.

134 and 136 Ferguson Avenue are listed on the City of Hamilton’s Heritage Register. The Heritage Register indicates that both dwellings were built in 1865, however the Downtown Built Heritage Inventory (the “Inventory”) indicates that they were built in 1885. ERA’s research concludes the properties were built in 1886. Both properties are considered as “character defining properties” in the Inventory.

The row houses reflect a late Victorian-era vernacular style, constructed in red brick (over-painted) with buff brick segmentally arched brick headers on the principal (west) elevations. The dwellings are built on a L-shaped plan with an original rear wing, and an additional one-storey frame and brick addition behind. The buildings historically had gable-end parapet walls with integrated chimneys that extended above the roof-lines, however these were removed sometime after 1970. Each of the row houses is set back from the street and has a front lawn.

Decorative wooden brackets are located at the eaves on the principal elevations, as well as along the first-floor bay windows. Wood carvings are located at the frieze board of the bay-window and roofline on the west elevations.



From left to right: 136, 134 and 132 Ferguson Avenue North (ERA, 2024).



From left to right: 136 Ferguson Avenue North (ERA, 2024).



From left to right: 134 Ferguson Avenue North (ERA, 2024).



View of the Site from the intersection of Cannon Street East and Ferguson Avenue North, showing the vacant property at 188 Cannon Street East (ERA, 2024).

## 1.4 Context

The Site is located in the Beasley neighbourhood, which is the northeast section of downtown Hamilton, bounded by James, Wellington, Main Street and the CN railway line. Cannon Street is a main commercial thoroughfare characterized by both large and small-format commercial buildings. Residential uses are also located along Cannon Street East, including late 19th century low-rise vernacular dwellings (i.e. 197-195 Cannon Street East) and contemporary high-rise typologies (i.e. 220 Cannon Street East). Many vacant lots and paved parking areas characterize the immediately adjacent streetscape. The Good Shepherd Venture Centre is located opposite the Site on the northwest corner of Cannon Street East and Ferguson Avenue North. Beasley Park is located west of the Site on Elgin and Cannon Streets.

Ferguson Avenue North is characterized by mostly low-rise buildings dating from the late 1800s to the 2010s. A range of architectural styles are found among the Street’s residential, commercial, industrial and institutional buildings. The Beasley Community Centre and Dr. J. E. Davey Elementary School, constructed in 2010, are located half a block south of the Site on the west side of Ferguson Avenue.

The Site is located in the Downtown Hamilton Secondary Plan area. 188 Cannon Street East and 136 Ferguson Avenue North are designated “High-Rise-2” and 134 Ferguson Avenue is designated “Mid-rise,” according to Map B.6. 1-2, Urban Hamilton Official Plan.



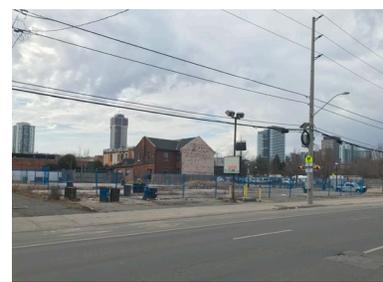
Commercial property north of the Site opposite Cannon Street East (ERA, 2024).



View east on Cannon St. East towards the Site, with view of residential towers in the background (ERA, 2024).



View of the properties east of the Site on Cannon St. East (ERA, 2024).



View southwest along Cannon St. East towards the Site (ERA, 2024).

## 1.5 Adjacent Heritage Context

The following listed heritage properties are considered adjacent to the Site, according to the definition set out under the Urban Hamilton Official Plan (Chapter G). These properties were identified as “character defining properties” in the Inventory:

Opposite the Site on Cannon Street East:

- 195 Cannon Street East (c. 1890)
- 197 Cannon Street East (c. 1870)
- 199 Cannon Street East (c. 1870)

East of the Site on Cathcart Street:

- 61 Cathcart Street (c. 1884)
- 63 Cathcart Street (c. 1884)
- 65 Cathcart Street (c. 1884)
- 67 Cathcart Street (c. 1883)
- 73 Cathcart Street (c. 1921)
- 75 Cathcart Street (c. 1921)
- 77 Cathcart Street (c. 1890)

These properties contain vernacular house-form buildings built during a period of extensive industrial development in Hamilton. Refer to section 2.1.3 for additional historic context on the Beasley neighbourhood. Refer to images of adjacent properties on the following page.

**Adjacent:** *In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property.*

-Urban Hamilton Official Plan, Chapter G- Glossary



195 Cannon Street East (Google Streetview, 2021).



197-199 Cannon Street East (Google Streetview, 2022).



61 Cathcart (Google Streetview, 2022).



63-65 Cathcart Street (Google Streetview, 2021).



67 Cathcart Street (Google Streetview, 2022).



73-75 Cathcart Street (Google Streetview, 2022).



77 Cathcart Street (Google Streetview, 2021).

## 1.6 Present Owner and Contact Information

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## 1.7 Application History

This Cultural Heritage Impact Assessment (CHIA) was prepared to accompany the property owner's development application for the Site.

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 Historic Context

#### 2.1.1 Indigenous Past, Present, Future

This Site history was prepared from a non-Indigenous perspective, based on written and archaeological records, and written accounts of oral histories. It may not reflect or represent the full rich history of Indigenous peoples in this region.

The Site is located within the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy, the Anishinaabe, and allied nations to peaceably share and care for the resources around the Great Lakes, which encompasses southern Ontario, from the Great Lakes to Quebec, and from Lake Simcoe to the United States. Originally negotiated between the Anishinaabe and Haudenosaunee after the French and Indian War (1754-1763), newcomers were incorporated into the covenant over the years, most notably in 1764 with the Niagara Treaty, through which Indigenous Nations ratified the Royal Proclamation of 1763.

Hamilton has been home to Iroquoian and Anishinaabe Peoples from time immemorial. It is likely that the surrounding area was first inhabited shortly after the end of the Wisconsin Glaciation in ca. 13,000 BCE.<sup>1</sup> Today these lands are recognized as the traditional territories of the Haudenosaunee, Mississaugas of the Credit, and Huron-Wendat Nations.

Between the Middle Woodland Period (500 BCE to 500 CE) and Late Woodland Period (900 CE to 1650 CE) Iroquoian People settled along the western shores of Lake Ontario and the Grand River Valley, transitioning from a hunter-gatherer to settled agricultural society.<sup>2</sup> Between ca. 1100 and 1650 CE, the area was inhabited by the Neutral Confederacy, who referred to themselves as Chonnonton, which means “the people who tend or manage deer.”<sup>3</sup>

1 Smith, K.P., et al, 1998. The Early and Middle Archaic Period in the Niagara Frontier. In Contributions to the Natural Sciences and Anthropology: Festschrift in Honor of George Goodyear, edited by E. Both. Bulletin of the Buffalo Society of Natural Sciences.

2 Haines, H., Smith, D.G., Galbraith, D.A., and Theysmeyer, T. (2011). The Point of Popularity: A Summary of 10,000 years of Human Activity at the Princess Point Promatory, Cootes Paradise Marsh, Hamilton, Ontario. Canadian Journal of Archaeology, 35, 232-257. [https://www.researchgate.net/publication/235617443\\_The\\_Point\\_of\\_Popularity\\_A\\_Summary\\_of\\_10000\\_years\\_of\\_Human\\_Activity\\_at\\_the\\_Princess\\_Point\\_Promontory\\_Cootes\\_Paradise\\_Marsh\\_Hamilton\\_Ontario](https://www.researchgate.net/publication/235617443_The_Point_of_Popularity_A_Summary_of_10000_years_of_Human_Activity_at_the_Princess_Point_Promontory_Cootes_Paradise_Marsh_Hamilton_Ontario)

3 Noble, W. (2015). The Neutral Confederacy. The Canadian Encyclopedia. <https://www.thecanadianencyclopedia.ca/en/article/neutral>

Based on oral histories, between 900 CE and 1400 CE, the Anishinaabe People migrated from the Atlantic coast, in what is today known as Canada and the north-eastern United States, to the western shores of Lake Superior.<sup>4</sup> By the 17th century, the Mississaugas inhabited the lands on the north shores of Lake Huron and Georgian Bay. Following the retreat of the Haudenosaunee from southern Ontario, the Mississaugas migrated into the area in late 17th century, where they continued to follow a seasonal cycle of movement and resource harvesting along the area's rivers and lakes.<sup>5</sup> Hamilton is located within the territory covered by the "Between the Lakes Treaty" (No. 3), negotiated in 1784, amended 1792, between the Mississaugas of the Credit and the Crown, which allowed colonial settlement on the lands between lakes Erie, Huron, and Ontario.

### 2.1.2 Colonial Settlement & Development in Hamilton

Beginning in the 1790's, United Empire Loyalists began to settle in Wentworth County, taking advantage of the key geographic location near a network of waterways surrounding the Niagara Escarpment. Settlements surrounding these waterways contained a concentration of mills and the area grew rapidly in the early 1800s, supporting the area's status as an agricultural and milling centre, particularly in the communities of Ancaster and Dundas which were located in fertile river valley lands.<sup>6,7</sup>

In the late 1820's, the Burlington Canal was constructed through a sandstrip between Lake Ontario and Hamilton Harbour, increasing access to Hamilton and the shipping of agricultural products.<sup>8</sup> Hamilton was incorporated as a town in 1833 and as a city in 1846. In the early 1850s, lawyer, businessman and former Premier of the United Canadas (1854-1856) Sir Allan MacNab's Great Western Railway, was completed with its base in Hamilton, serving as a critical link towards New York

4 Benton-Banai, E. (1985). *The Mishomis Book: The Voice of the Ojibway*. Red Schoolhouse Publishing Co.

5 Mississaugas of the New Credit First Nation. (2018). *The History of the Mississaugas of the New Credit First Nation*. Oakville Historical Society. <https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/the-history-of-mncfn-final.pdf>

6 Hamilton Public Library. "Historical Hamilton." <https://www.hpl.ca/articles/historical-hamilton>.

7 Cruikshank, Ken. "Dundas." *The Canadian Encyclopedia*. <https://www.thecanadianencyclopedia.ca/en/article/dundas>.

8 Maritime History of the Great Lakes. "The Burlington Canal." <https://images.maritimehistoryofthegreatlakes.ca/details.asp?ID=63038>

and Michigan.<sup>9</sup> In 1865, the Grand Trunk Railway (“GTR”) extended its Toronto-Sarnia line to Hamilton. Historic maps indicate GTR Shunting yards were developed north of the Site on Ferguson Avenue.

The Hamilton & Lake Erie Railway was completed in 1878. It linked the harbour communities of Port Dover and Hamilton. Its main station was located on Ferguson Avenue and King Street, making Ferguson Avenue a major north-south rail corridor.<sup>10</sup> The City of Hamilton continued to grow in population and prominence into the late 19th and early 20th century as a manufacturing and commercial centre.

### 2.1.3 Development & Change in Beasley

The Site is located in the Beasley Neighbourhood. The following historical overview of the neighbourhood is excerpted from the Historic Context Statement for Beasley prepared as part of the Hamilton Downtown Built Heritage Inventory (ERA, 2014).<sup>11</sup>

*Beasley is one of the four original neighbourhoods of Hamilton. Its origins can be traced to the town’s incorporation in 1833 and the establishment of the first ward boundaries. The neighbourhood was named after Richard Beasley, an early settler, who established a trading post in the late 18th century in the region. As with other historic downtown neighbourhoods, the land within its boundaries was employed for agricultural purposes before the town was settled. This changed in 1816, when the area bounded by Main, James, Wilson, and Mary streets was included within the town plan prepared by George Hamilton. [...]*

*Hamilton’s first businesses were established in Beasley by the second decade of the 19th century, around the area that became the Gore, on King Street East. By the mid-19th century, low-rise commercial buildings lined King and James, as well as other neighbouring streets. Beasley’s role as the commercial core of Downtown Hamilton has continued since that time, in particular along King and James streets. It has, however,*

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9 Baskerville, B. (2015). Great Western Railway. The Canadian Encyclopedia. <https://www.thecanadianencyclopedia.ca/en/article/great-western-railway>  
10 Cooper, C. (N.D.) Hamilton & North Western/ Lake Erie Railways. <https://railway-pages.com/hamilton-north-western-lake-erie-railways>  
11 ERA (2014). Historic Context Statement for Beasley. Appendix A, Downtown Building Heritage Inventory.

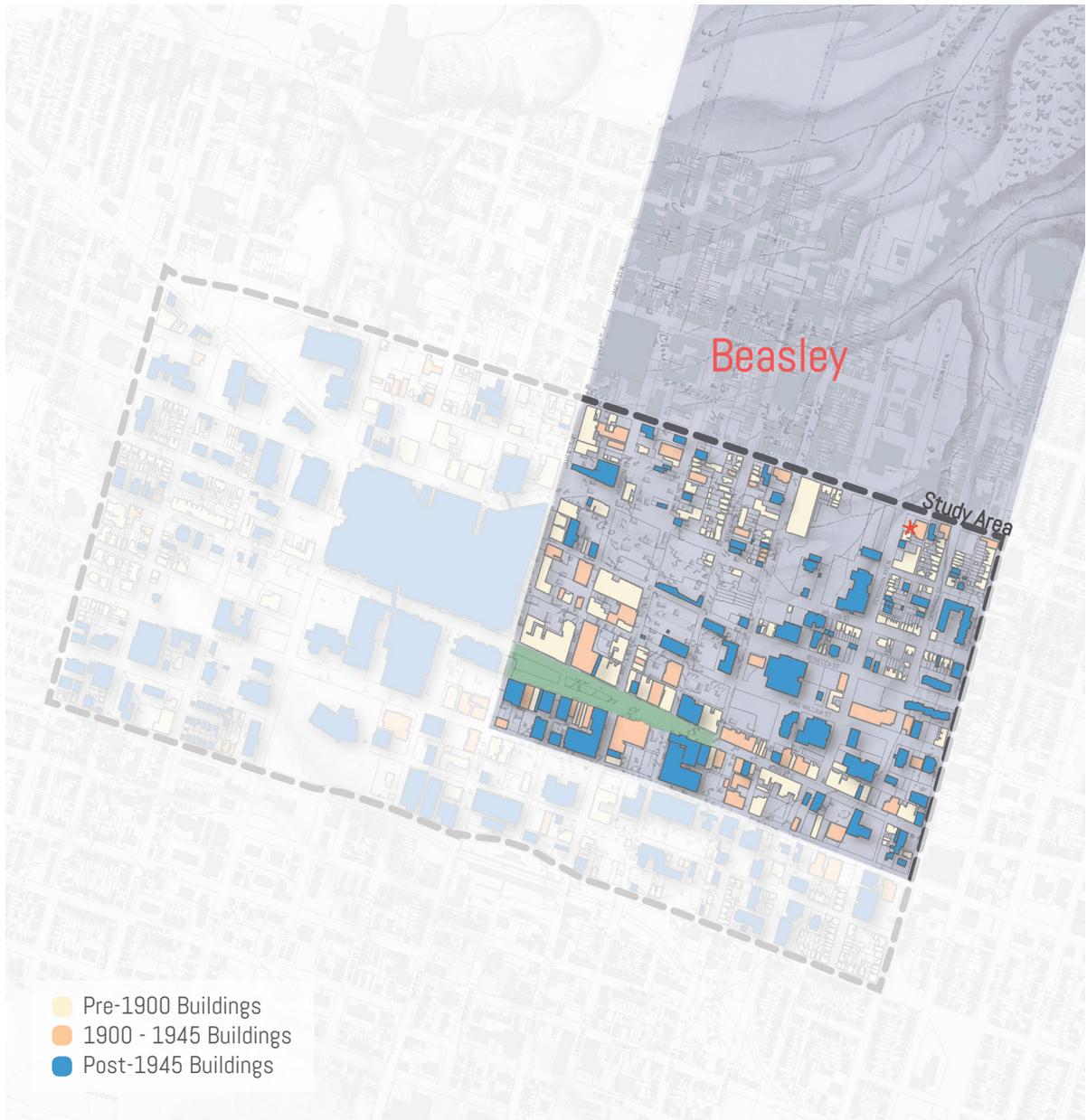
*experienced a dramatic decline since suburbanization and the redevelopment of significant portions of Central, including the construction of Jackson Square.*

*In addition to being the focal point of early commerce in Hamilton, the city's first industries also began in Beasley and were concentrated in this neighbourhood, and in Central, for many decades. Small-scale industries began to appear as early as 1819, with the opening of a wagon and plough factory on King Street East. The early industries were small-scale, family-run operations, and included textile manufacturers, carriage and wagon works, breweries, distilleries, tanneries, lumber mills and small foundries, among other things, which served the growing city. The arrival of the Great Western Railway in 1853 spurred further industrial activity in the city and was a driver of development in the northern sections of downtown core, including Beasley, which were situated in relatively close proximity to the railway.*

*As was typical of manufacturing districts of the Victorian period, housing for workers was constructed, cheek-by-jowl, next to the industries and commercial establishments where the workers were employed. This gave rise to the role of Beasley as a self-sufficient, mixed-use neighbourhood and an arrival point for new immigrants, something that continues to the present.*

*Although the first half of the 20th century saw some new commercial and institutional development in Beasley, for example, the 12-storey Royal Connaught Hotel of 1916, various department stores and the Dominion Public Building of 1936, it marked the beginning of Beasley's decline. A new era of modern industrial development had begun, based around Hamilton Harbour. Residential and commercial development also began to decentralize, as transportation routes and the public transit system improved. Beasley was further affected by the re-development of portions of Central during the second half of the 20th century, as well as the construction of Jackson Square.*

*In spite of its decline over the course of the 20th century, Beasley has remained an important inner-city, mixed-use neighbourhood. Although much of its former industrial*



**2014:** Figure 2 of the Beasley Historic Context Statement Border within the Downtown Built Heritage Inventory, showing a variety of building ages represented. The Site is starred in red. (ERA, Annotated 2024)

*land has been converted to surface parking, its residential and commercial roles continue, and a burgeoning arts, entertainment, and cultural scene is growing within its boundaries. Many important municipal social services are situated within Beasley and at the edge of the downtown core a skateboard park, school, and community centre have been established on former industrial land to serve its residents.*

Numerous streetscape improvements have been introduced to Ferguson Avenue since the 1990s, including heritage interpretation that tells the story of railways in the neighbourhood.

Over the course of the last 10 years, development, including the tower at 220 Cannon Street East, and a proposed 6-storey building at 202 Cannon Street East, have been reshaping the Beasley neighbourhood.



**2023:** Aerial image showing industrial uses alongside residential uses in Beasley. View south across Cannon Street East between Elgin and Mary Streets (Google Earth, 2023).



**1953:** A high-profile locomotive derailment on Ferguson Avenue near Rebecca Street was responsible for injuring two crew members. City Council renewed efforts to remove at-grade rail from Ferguson Avenue in the 1980s (Hamilton Public Library).



**1986:** At-grade freight traffic on Ferguson Avenue, with various light industrial uses in the foreground. These uses sat cheek-by-jowl, next to residential uses (Vintage Hamilton Facebook).



**2020s:** Ferguson Avenue railway interpretation elements (Google Streetview).



**1898:** Fire Insurance Plan, plates 28-31. The Beasley neighbourhood and surrounding area saw rapid industrial development, rail infrastructure and modest housing development at the end of the 19th century. The Site is indicated in blue. The GTR Yards are shaded in yellow (McMaster University Archive).

## 2.2 Site History

The Site is located on Lot 13, Concession II. The lands were originally granted to Peter Ferguson by the Crown in 1802.<sup>12</sup> Peter Ferguson was one of the earliest settlers at the Head-of-the-Lake. The Fergusons also owned land on Lot 12, Concession I, where they built their house at the corner of Cherry and Robert Streets. Cherry Street, Nelson Street and Henry Street were subsequently re-named Ferguson Avenue in Peter Ferguson's honour.<sup>13,14</sup>

In January 1854, Peter Ferguson's lands were surveyed and subdivided (Plan of Survey 255) by his son, Archibald. Several dozen lots and a gridded street pattern were introduced. Six lots were created on the east side of Ferguson Avenue, between Cannon and Kelley Streets, the block on which the Site is located. The Site forms part of lot 69, and the entirety of lots 70 and 71 (refer to survey, right).<sup>15</sup>

By 1870, the six lots on the west side of Ferguson Avenue had been built up, with the exception of one lot. Sutherland's 1870 directory lists the inhabitants as follows (from north to south):<sup>16</sup>

- #64: Hugh Murray (Murphy & Murray)
- Vacant Lot
- #70: Mrs. Ruth Armstrong
- #72: Benjamin Wagner, trunk maker
- #78: Colin Macrae, merchant
- #80: Charles Jones, commission merchant.

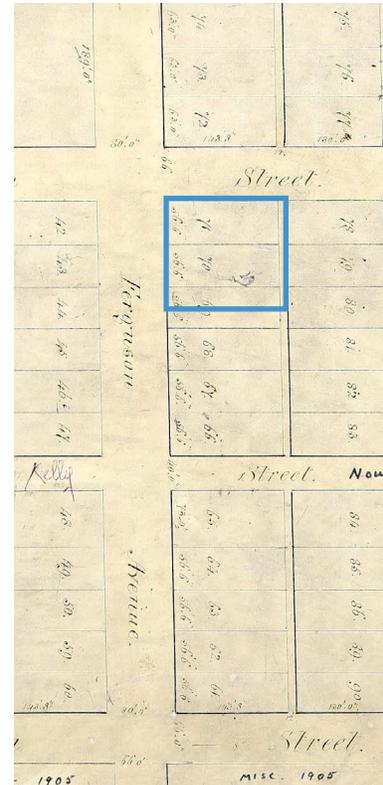
Further subdivision of the lots occurred in the decades that followed, as discussed in the following section.

### 134-136 Ferguson Avenue North

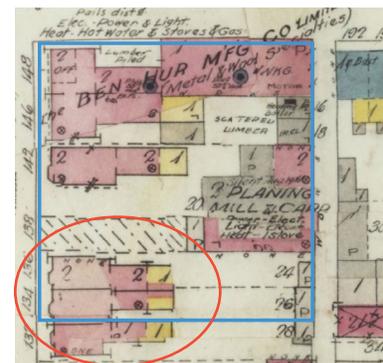
#### Development & Occupants

In 1886, Ruth Armstrong (née Hetherington, b. 1826, England, d. 1902, Hamilton) commissioned notable builder and City Alderman, Thomas Allen, to construct three attached workers' row houses at present-day 132-136 Ferguson Avenue North, in place of the family's former single residence at 70 Ferguson Avenue North.<sup>17</sup>

12 Ontario Land Registry Office #62 (N.D.). Historical Book, Lot 13, Con. II (p. 76).  
 13 Plan of John Fergusons property in the City of Hamilton. McMaster University Archive. <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A71687>  
 14 Houghton, M. (2002). Hamilton Street Names: An Illustrated History.  
 15 Ontario Land Registry Office #62. Plan of Survey for the Lands of Peter Ferguson.  
 16 Sutherland's 1871-1872 Directory. Hamilton Public Library.  
 17 23 Sep 1913. Experts Differ on Land Values: Ferguson Avenue Arbitration Continues Before Judge. The Hamilton Spectator (p. 1).



**1854:** Plan of Survey of the property of Peter Ferguson. The Site is outlined in blue on lots 69, 70 and 71 (Ontario Land Registry Office #62).



**1911:** Fire Insurance Plan, Plate 31. The Site is outlined in blue. The row houses at 132-136 Ferguson Avenue North are circled in red (McMaster University, Annotated by ERA).

The cost to construct each dwelling on the Site was \$600.<sup>18</sup> The 1887-1888 directories indicate the units were completed and occupied:

1. #70 (presently #132): S. J. Stratton, stenographer
2. #70<sup>1</sup>/<sub>2</sub> (presently #134) Mrs. Arthur Armstrong
3. #70 (presently #136): Richard Hearne, tobacconist

The addresses on Ferguson Avenue North were renumbered at the end of the 1880s. In 1890, the City of Hamilton Assessment Roll shows Ruth as the owner of 132, 134 and 136 Ferguson Avenue North. Ruth remained at #134, renting #132 to S.J. Stratton and #136 to David Tilley.<sup>19</sup> She continued to reside at #134 until her death in 1901, after which time her son, Arthur, an engineer with the GTR, is shown as the owner.

In 1912, owing to resident complains that “shunting depreciated the value of their property, and that the crashing of cars kept them awake at nights” the Railway Board ordered the GTR to either buy out residents or compensate them. The GTR’s agent, E. Donald, made offers on the assessed value of dozens of properties, including to Arthur Armstrong, owner of 132 and 136 Ferguson Avenue North, for \$1,160 and \$1,200, respectively.<sup>20</sup> In the years that followed, lengthy arbitration took place, as owners disagreed with the price being offered for their homes.<sup>21</sup>

Despite the nuisances of nearby industry and rail, the properties at 134 and 136 Ferguson Avenue North were occupied by several different residents throughout the 20th century until the present day.<sup>22</sup> Several residents are known to have shaped the Beasley community and the wider city. These residents included Thomas Whitsed, who resided at 134 Ferguson Avenue North in the 1920s, and once served as vice president of local 176: International Printing Pressmen’s Union; and T.B. Christie, resident of 136 Ferguson Avenue North beginning in 1896 and a machinist by trade who helped build St. Giles Presbyterian Church in 1912.<sup>23,24</sup>

18 Ibid.

19 5 Apr 1890. Assessment Roll. The Hamilton Spectator (p. 20).

20 6 Sep 1912. Grand Trunk Agent Ready to Close Deals. The Hamilton Spectator (p.1).

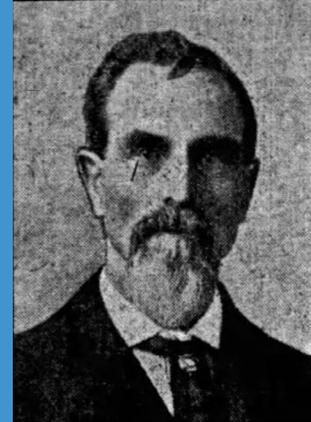
21 12 Oct 1913. Property Values: Witness Give Testimony in the Ferguson Avenue Arbitration. The Hamilton Spectator (p.12).

22 Note: based on a review of available directories.

23 Campbell, R. 23 Dec 1959. Labour Beat. The Hamilton Spectator (p.40).

24 31 Jul 1890. Laid the Cornerstone of New Presbyterian Church. The Hamilton Spectator (p. 12).

## Thomas Allen



Thomas Allen (b. 1838, Devonshire, England, d. 1917, Hamilton, Ontario) was a builder and contractor in Hamilton. He was elected to City Council for several terms (1875-1880, 1884-1886, 1903-1907).

Upon arriving in Hamilton at the age of 19, he apprenticed with William Chisholm, learning the carpentry trade. Thomas then moved to Detroit, before returning to Hamilton to go into independent business. He is credited with building over 750 houses.

In 1887, Allen constructed a commercial block at James Street and Mulberry Street.

According to building permit announcements in the Hamilton Spectator archives, Allen’s housing

*Cont. on following page.*

## Design

1898 fire insurance plans show each of the two-storey brick houses featured front bay windows and rear wings, with the end portion of the wing constructed of wood.<sup>25</sup> The houses were constructed in a late Victorian vernacular style, typical of contemporaneous row houses in Hamilton built to accommodate a growing population of workers.<sup>26</sup> Refer to the following page for a review of the late 19th century workers' row house typology.

The houses at 134 and 136 Ferguson Avenue North (along with the adjoining property at 132 Ferguson Avenue North) display modest architectural detailing, such as segmentally arched brick headers above windows and doors, eave brackets and frieze board carvings. The brackets demonstrate some Italianate influence.<sup>27</sup> Archival photographs of the properties show dichromatic brickwork along door and window lintels, however this has since been obscured with paint.

25 1898 Fire Insurance Plan. Plate 31. McMaster Digital Archive.

26 ERA (2014). Historic Context Statement for Beasley. Appendix A, Downtown Building Heritage Inventory.

27 McAlester, V., et. al. (2013). A field guide to American houses: the definitive guide to identifying and understanding America's domestic architecture. Revised and expanded edition/second edition. New York, Alfred A. Knopf.



1971 view south on Ferguson Avenue North with view of 132-134 Ferguson Avenue (far left) (Vintage Hamilton Facebook).

## Thomas Allen (cont.)

typologies (from Victorian row houses to stately detached homes) spanned downtown neighbourhoods (like Beasley, Strathcona, and Corktown) and price points (construction costs ranged from ~\$400-2,000). Allen's buildings appear relatively modest, demonstrating typical vernacular architecture of the era (1880s-early 1900s).

His obituary on the front page of the Hamilton Spectator on October 18, 1917 read:

*[he] was more directly identified with the growth and expansion of the city than any other man who ever lived here*

## Late 19th Century Workers' Row Houses

Based on a review of nearby precedents, typical features of these workers' row houses included:

- Modest two-storey scale.
- Multiple units attached, with repeating pattern of narrow frontages.
- Gable roof, with raised masonry parapets and chimneys dividing row houses.
- Brick materials.
- One-storey bay window with an offset main entrance.
- Modest architectural detailing (e.g. segmental arch window openings etc.)



Key Map (Google Earth, Annotated by ERA).



Nearby workers' row houses (refer to Key Map, left) (Google Streetview).

## 188 Cannon Street East

During the latter half of the 19th century, following survey and subdivision of Peter Ferguson’s Lands, 188 Cannon Street East was developed for residential uses. Circa 1905, The Ben Hur Manufacturing company constructed a 1-2 storey brick factory building.<sup>28</sup> As was typical in the neighbourhood, the industrial building abutted a former residential building at 142 Ferguson Avenue North. An access lane was provided to the back of the factory via Ferguson Avenue North, just north of #136.<sup>29</sup> Ben Hur produced and finished wooden millwork supplies, such as machine-made balusters as well as metal building materials.<sup>30</sup> The company’s occupancy on the Site was relatively short, as they left in 1919, auctioning off all equipment and leaving the Site vacant through the 1920s.<sup>31</sup>

From the 1960s to 1990s the Site served as an auto-repair and car sales lot. 1960s aerial photographs confirm the residential building at 142 Ferguson Avenue North was removed by this time.

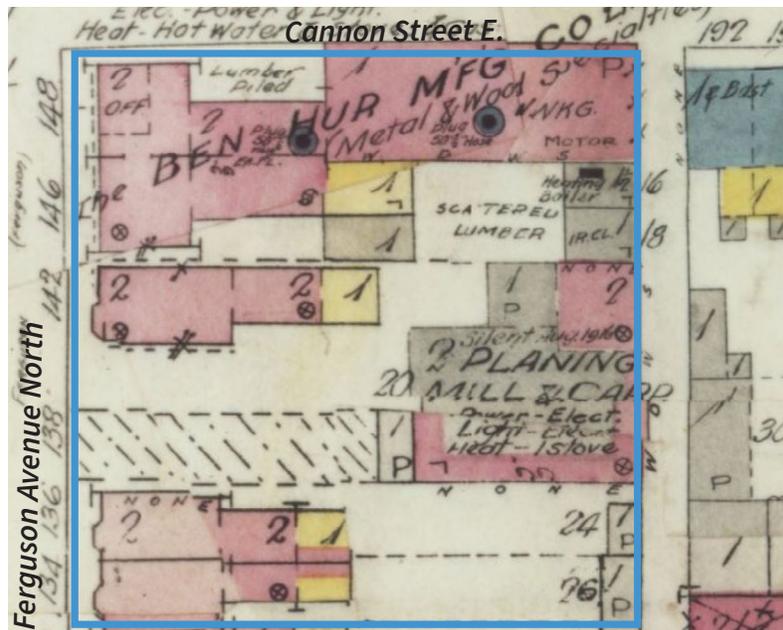
Most recently the property at 188 Cannon Street East served as a dry cleaning facility. All buildings on this part of the Site were demolished in 2023.

28 Fire Insurance Plan, Plate 31 (1911). Hamilton Public Library.

29 Ibid.

30 23 May 1907. Notice to Architects & Builders. The Hamilton Spectator (p. 20).

31 11 Jun 1919. Executors’ Auction Sale. The Hamilton Spectator (p.20).



**Executors’  
Auction  
Sale**

Of valuable city property known as  
**The Ben Hur Mfg. Co.**  
Corner of Cannon street and Fer-  
guson avenue, will be offered  
by public auction on  
**Saturday, June 14th.**  
at 2 p.m., on the premises

Property has a frontage of 60 feet  
by 140 feet depth, more or less, on  
which is erected a one and two-  
story factory building, brick, and  
would be suitable for a garage,  
warehouse or factory. Also—  
One 20 H.P. 60 cycle motor.  
One wood-turning lathe.  
One 4-spindle boring machine.  
One 2-spindle shaper.  
Shaftin, pulleys, and belting, etc.  
All in the best condition.

For further particulars apply to  
BURROWS & GLADWELL, 11 Re-  
becca street, or to FRANK E. BUR-  
ROWS, 146 Ferguson avenue north.  
Phone Regent 1738, or nights, Gar-  
field 3326.

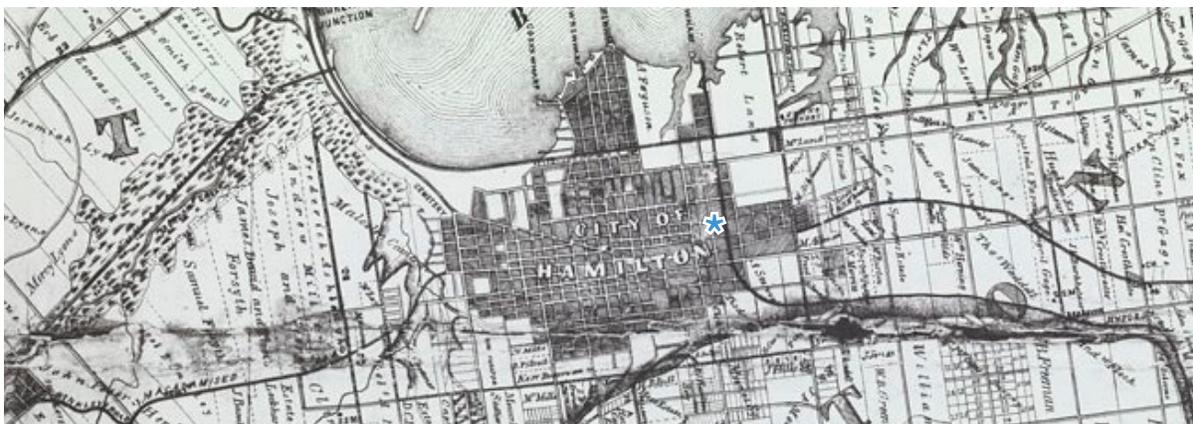
11 Jun 1919. Executors’ Auction Sale. The Hamilton Spectator (p.20).

(LEFT) 1911: Fire Insurance Plan, Plate 31. The Site is outlined in blue (McMaster University, Annotated by ERA).

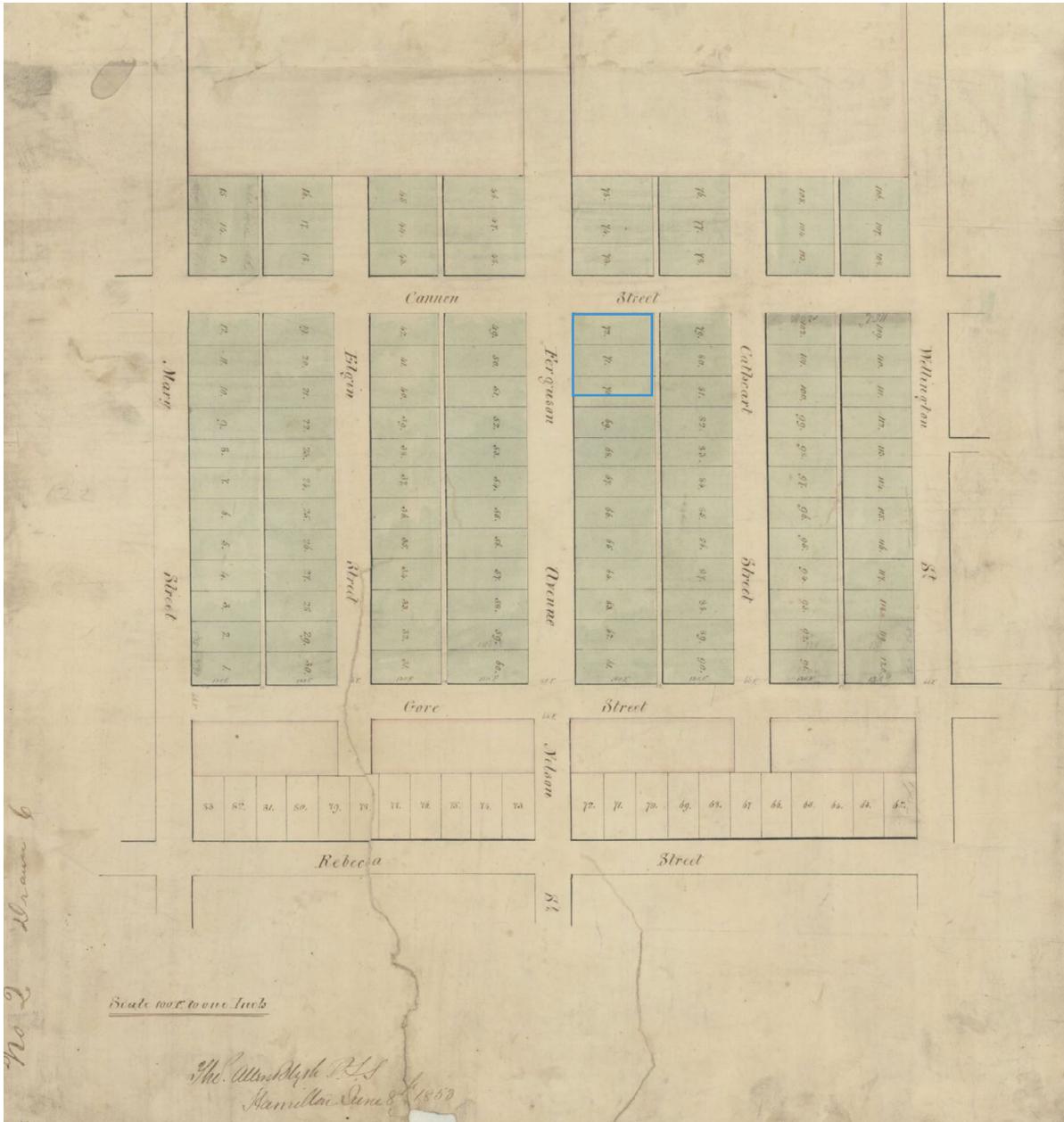
## 2.3 Research Materials



1851: Marcus Ferguson map of the City of Hamilton. The approximate Site location is indicated in blue, at the east extent of the built boundary of downtown (York University Archives).



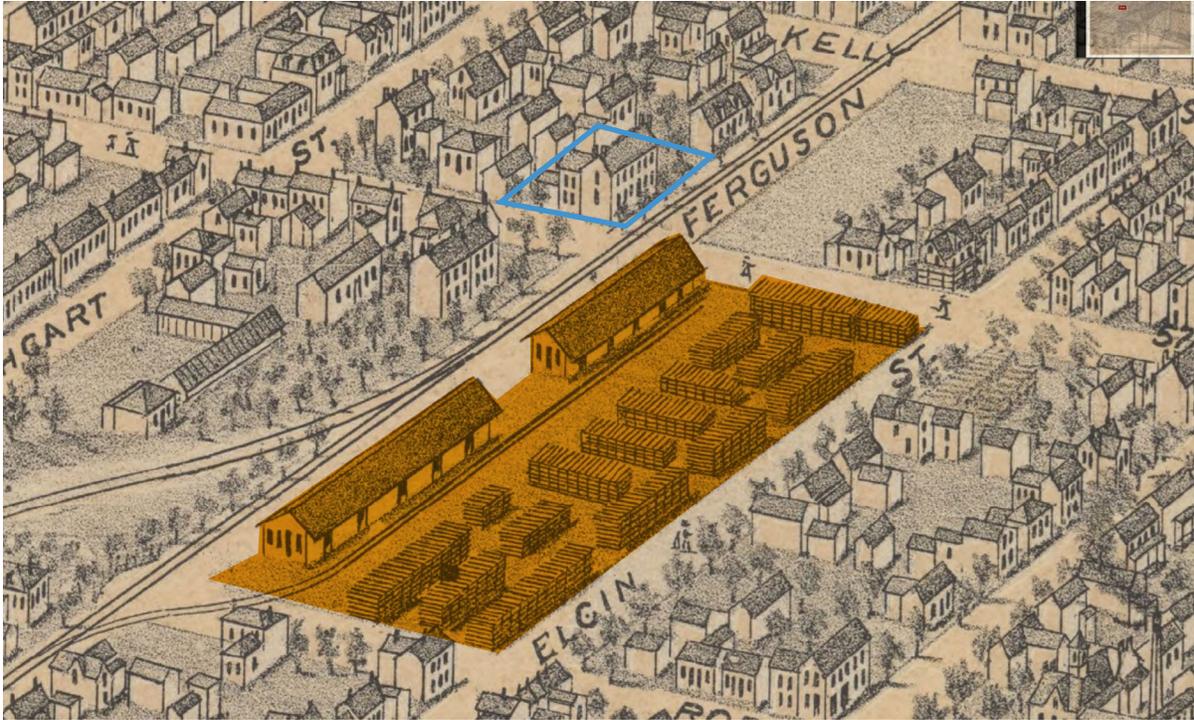
1859: Robert Surtrees survey of the County of Wentworth. Lot 13, Concession II is included within the built boundary, having been subdivided by this time. The approximate Site location is starred in blue (Library and Archives Canada).



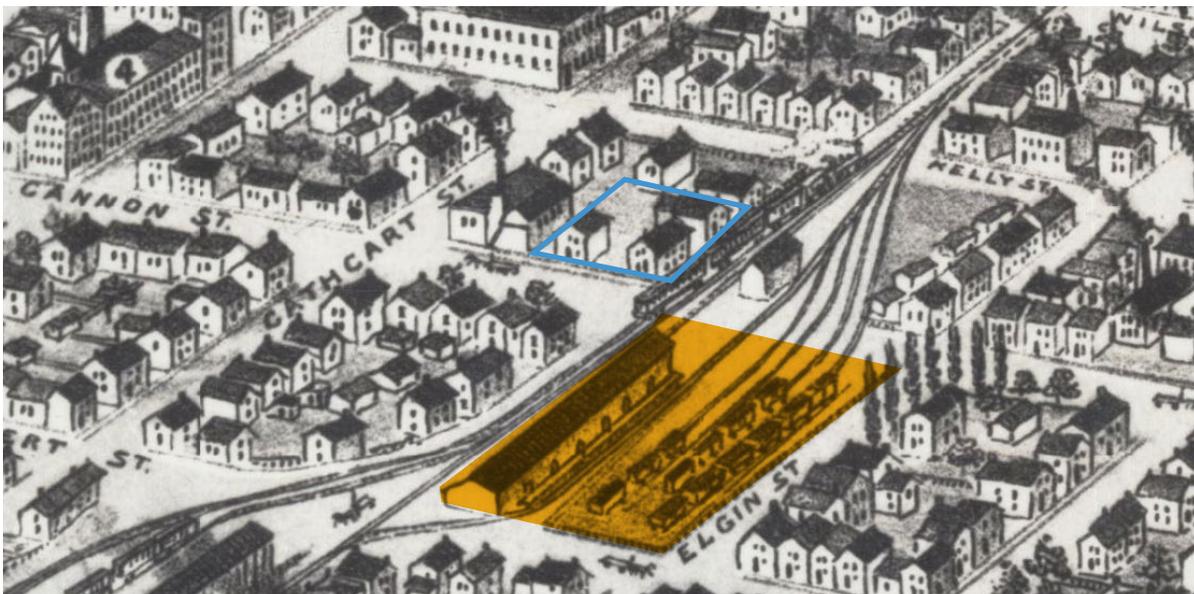
**1853:** Survey of a portion of Lot 13, Concession II, signed: "Ths. Allen Blyth P.L.S., Hamilton, June 8th 1853". The Site is outlined in blue. The lands were not ultimately subdivided according to this survey and instead were subdivided according to Survey Plan 255 (refer to following page) (McMaster University Archive).

Note: Gore Street is now referred to as Wilson Street.

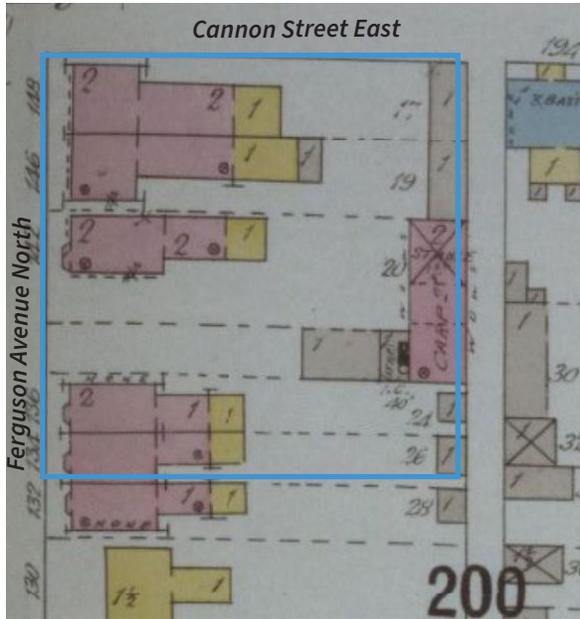




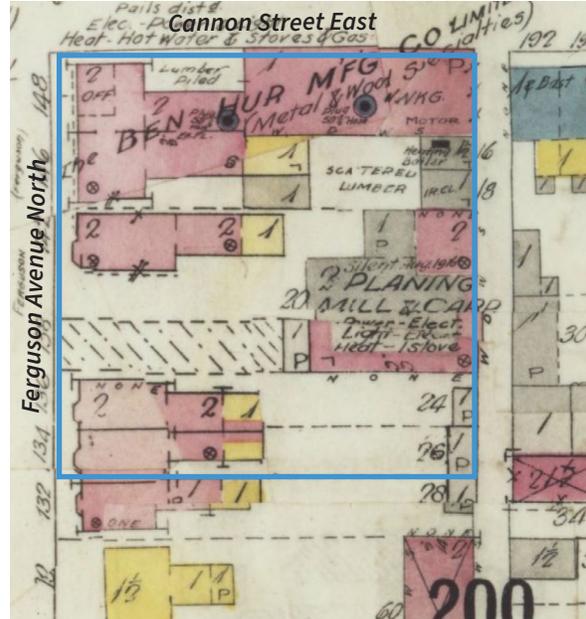
**1876:** Chicago Lithographing Company bird's eye view of Hamilton, view southwest. The Site is outlined in blue, nearby the GTR Yards, shaded in yellow (McMaster University, Annotated by ERA).



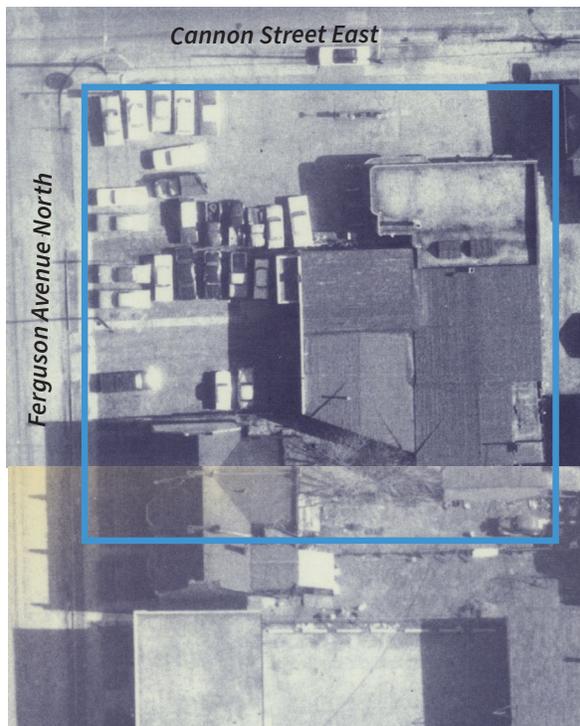
**1893:** Toronto Lithographic Company bird's eye view of Hamilton, view southwest. The Site is outlined in blue, nearby the GTR Yards, shaded in yellow (McMaster University, Annotated by ERA).



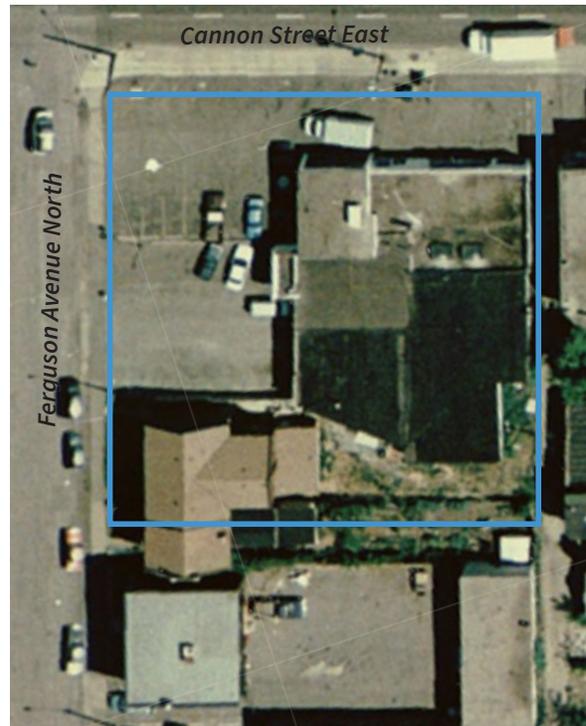
1898: Fire Insurance Plan, Plate 31. The Site is outlined in blue (McMaster University, Annotated by ERA).



1911: Fire Insurance Plan, Plate 31. The Site is outlined in blue (McMaster University, Annotated by ERA).



1969: Aerial photograph, with the Site outlined in blue (McMaster University, Annotated by ERA).



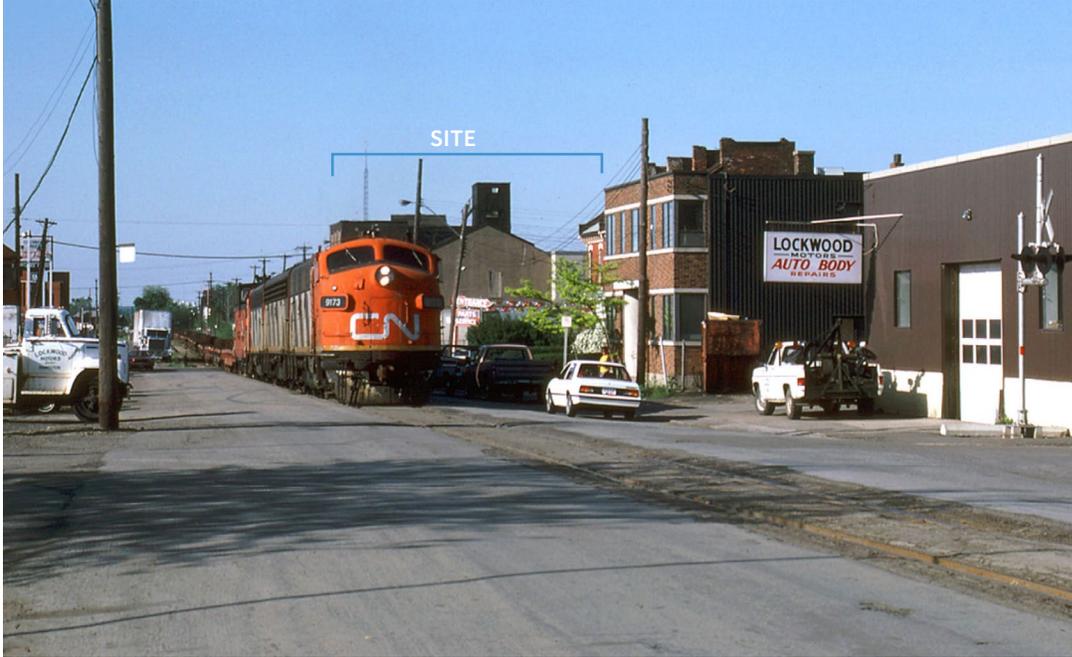
1999: Aerial photograph, with the Site outlined in blue (McMaster University, Annotated by ERA).



**1970:** View southeast of a passing locomotive on Ferguson Avenue. 136 Ferguson Avenue North on the Site is shaded in blue (Reg Button via Vintage Hamilton Facebook, Annotated by ERA).



**1971:** View southeast of a passing locomotive on Ferguson Avenue. 134 Ferguson Avenue North on the Site is shaded in blue (Reg Button via Vintage Hamilton Facebook, Annotated by ERA).



**1986:** View north of a passing locomotive on Ferguson Avenue. 132 Ferguson Avenue North with the Site in the background Facebook, Annotated by ERA).



**2015:** Streetview image showing the former industrial/commercial building on the Site at 188 Cannon Street East, and the north elevation of 136 Ferguson Avenue North (Google).

## 3 STATEMENT OF SIGNIFICANCE

### 3.1 Introduction

ERA's research and analysis concludes that the properties at 134 and 136 Ferguson Avenue North are candidates for designation under part IV of the OHA, owing to their design, associative and contextual value. The vacant property at 188 Cannon Street East does not hold significant cultural heritage value.

Refer to the following pages for an assessment according to Ontario Regulation 9/06 (O. Reg 9/06).

Value (quoted from O. Reg. 9/06)	Y/N	Assessment: 134 - 136 Ferguson Avenue North
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes.	The properties are representative examples of late-Victorian-era workers' row houses, typical of those built throughout Hamilton's Beasley and Corktown Neighbourhoods between the 1870s and 1890s. This is expressed through their modest two-storey scale, narrow, replicated front elevations, gable roof, brick materiality and modest architectural detailing.
ii. displays a high degree of craftsmanship or artistic merit, or	No.	The properties display a typical degree of craftsmanship and artistic merit. The level of modest brick and wood detailing is typical of the late 19th century period. The buildings were built by a local builder, Thomas Allen. ERA's research to date has not identified any craftspeople or artisans involved in the construction of the building.
iii. demonstrates a high degree of technical or scientific achievement.	No.	The houses were built using brick construction methods typical for the period. They do not demonstrate a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	No.	Early and long-time residents of the row houses included Ruth and Arthur Armstrong and family, Thomas Whitsed and T.B. Christie, among others. Despite having made some contributions to the community, such as working at the GTR, co-leading Local 176, and helping to organize the building of St. Giles Church, it is ERA's professional opinion that they do not meet the threshold of significance under this criteria.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No.	The properties do not yield or have the potential to yield new information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes.	<p>The properties are associated with Thomas Allen (b. 1838 Devonshire, England, d. 1917, Hamilton, Ontario), a well-known Hamilton builder and long-serving City Alderman responsible for building over 750 homes in Hamilton. Allen's portfolio ranged from modest row houses to more stately single-detached homes. The buildings on the properties reflect Allen's portfolio of lower-scale workers' row houses.</p> <p>Allen's obituary on the front page of the Hamilton Spectator on October 18, 1917 read, "[he] was more directly identified with the growth and expansion of the city than any other man who ever lived here."</p> <p>ERA's research to date has not identified an architect associated with the properties.</p>

Value (quoted from O. Reg. 9/06)	Y/N	Assessment: 134 - 136 Ferguson Avenue North
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Yes.	The properties support the character of the Beasley neighbourhood, which includes fragmented pockets of low-rise late 19th century workers housing, abutting former industrial buildings and sites. While this portion of Ferguson Avenue North is mixed in character, the properties support the “cheek-by-jowl” pattern of residential and industrial development which was established in Beasley in the second half of the 19th century, as noted in the Beasley Historic Context Statement.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Yes.	The properties at 134-136 Ferguson Avenue North are physically and historically linked to an adjoining row house at 132 Ferguson Avenue North. All three houses were built concurrently in 1886 by builder Thomas Allen for Ruth Armstrong, are physically linked and share the same design.
iii. is a landmark.	No.	The properties are not a landmark.

Value (quoted from O. Reg. 9/06)	Y/N	Assessment: 188 Cannon Street East
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	No.	N/A-188 Cannon Street East is a vacant lot.
ii. displays a high degree of craftsmanship or artistic merit, or	No.	N/A-188 Cannon Street East is a vacant lot.
iii. demonstrates a high degree of technical or scientific achievement.	No.	N/A-188 Cannon Street East is a vacant lot.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	No.	N/A- While the Site formerly housed industrial and commercial uses, it no longer communicates direct associations with themes, events, beliefs, persons, activities, organizations or institutions of significance to a community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No.	188 Cannon Street East does not have the potential to yield information.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No.	N/A-188 Cannon Street East is a vacant lot.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	No.	As a vacant lot, this property does not support the remnant 19th century industrial and residential character of Beasley.
ii. is physically, functionally, visually or historically linked to its surroundings, or	No.	The vacant property is not physically, functionally, visually or historically linked to its surroundings.
iii. is a landmark.	No.	The vacant property is not a landmark.

## 3.2 Statement of Significance

### Statement of Cultural Heritage Value or Interest: 134-136 Ferguson Avenue North

#### Description

The properties at 134-136 Ferguson Avenue North are located on the east side of Ferguson Avenue, approximately 35 metres south of Cannon Street East. The properties contain two red brick row houses constructed in 1886. Each two-storey row house is located on a narrow lot, with a modest front yard setback. A third contemporaneous attached row house at 132 Ferguson Avenue North is not included in this Statement of Significance.

#### Heritage Value

The properties at 134-136 Ferguson Avenue North contain representative Victorian vernacular workers' row houses. Their two-storey scale, L-shaped footprint with rear wing, gable roof, narrow frontage and bay window with offset entrance are all typical of the type and style. The two row houses are mirror images of one another, symmetrical composition being another hallmark of the type and style. The row houses' red brick cladding and side-facing gable roofs are also typical and representative of contemporaneous workers' row houses. The buildings' dichromatic brickwork (mostly obscured with paint); decorative frieze board moulding; eave brackets; and segmentally arched brick window and door headers are intact and reflect typical modest architectural detailing of the era.

The properties are associated with Thomas Allen (b. 1838 Devonshire England, d. 1917, Hamilton, Ontario), a once well-known Hamilton builder and long-serving City Alderman, responsible for building over 750 homes in Hamilton. His obituary on the front page of the Hamilton Spectator on October 18, 1917 noted that, "[he] was more directly identified with the growth and expansion of the city than any other man who ever lived here." Allen's portfolio ranged from modest row houses to more stately single-detached homes. The buildings on the properties reflect Allen's portfolio of lower-scale workers' row houses.

The properties support the character of the Beasley neighbourhood, which includes fragmented pockets of low-rise residential development from the late 19th century, abutting former industrial buildings and sites. While this portion of Ferguson Avenue North is mixed in character,

the properties support the “cheek-by-jowl” pattern of residential and industrial development, which was established in the neighbourhood in the second half of the 19th century, as noted in the Beasley Historic Context Statement.

The properties are physically and historically linked to an adjoining row house at 132 Ferguson Avenue North. All three houses were built concurrently in 1886 by Thomas Allen for Ruth Armstrong, are physically linked, and share the same design.

### Heritage Attributes

Key exterior attributes that express the value of 132-134 Ferguson Avenue North as representative examples of late-Victorian-era workers’ row houses:

- Two-storey scale;
- Narrow frontage;
- Attached form with symmetrical, replicated design of principal elevations;
- Gable roof, with raised masonry parapet at the north elevation;
- Brick materials;
- One-storey bay window with an offset main entrance;
- Modest architectural detailing, including:
  - Dichromatic brickwork (obscured by paint);
  - Corbelling along north roof profile and decorative frieze board moulding;
  - Segmentally arched brick headers above windows and doors;
  - Eave brackets along the eaveline and bay window; and
  - Decorative frieze board carvings.

Key exterior attributes that express the value of 132-134 Ferguson Avenue North as reflective of the work of builder and City Alderman Thomas Allen:

- Vernacular architecture with modest detailing;

- Attached row house form with symmetrical, replicated design of principal elevation, indicating the properties were built in multiples; and
- Brick materials.

Key attributes that express the value of 134-136 Ferguson Avenue North as supporting the late 19th-century mixed-use character of the Beasley neighbourhood include:

- Modest scale and attached row house form;
- Brick materials; and
- Location on the west side of Ferguson Avenue North, in proximity to industrial and commercial buildings.

Key attributes that express the value of 134-136 Ferguson Avenue North as being physically and historically linked to 136 Ferguson Avenue North include:

- Symmetrical, mirrored composition of the west elevations;
- Uniform front yard setback; and
- Uniform massing and roofline.

## 4 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development substantially retains the row houses at 134-136 Ferguson Avenue *in-situ*, removing their rear wings and introducing a new 32-storey residential building to the north. The row houses are proposed to be rehabilitated for retail use.

At the base of the new construction, a 5-storey podium is proposed containing:

- A residential lobby fronting Ferguson Avenue North, with the main residential entrance at the corner of Cannon St. East and Ferguson Ave. North;
- Residential amenity space fronting Cannon Street East;
- Above-ground parking on the southeast portion of floors one through five; and
- Garbage and loading accessed at the east of the Site via the rear alleyway.

The ground floor is proposed to be articulated as a double-height space clad in glazing offset by articulated brick piers.

Residential units are proposed at levels 3-32. Stepbacks above the fifth floor are provided as follows:

- 3m along the north (Cannon Street E.) and west (Ferguson Avenue North) elevations;
- 6.4m along the east (laneway) elevation; and
- 6.9m along the south (row house) elevation.

An additional stepback of 6.5m is provided above the 12th floor on the south elevation. New massing is set back 1.5m behind the retained row houses and 1.5m to the north of the north elevation of 136 Ferguson Avenue North. The ground floor massing is set back at the building's southwest corner, along Ferguson Avenue North, in line with retained row houses. Refer to the full drawing set by Arcadis, dated March 2024.

The proposed landscape scheme introduces a hardscaped patio within the front yard setback of the retained row houses. Trees and soft landscaping are provided north of the row houses along Ferguson Avenue North and Cannon Street East. Refer to the landscape concept by Adesso Design Inc., dated March 2024.



View of proposed development from Beasley Park (Arcadis, 2024).

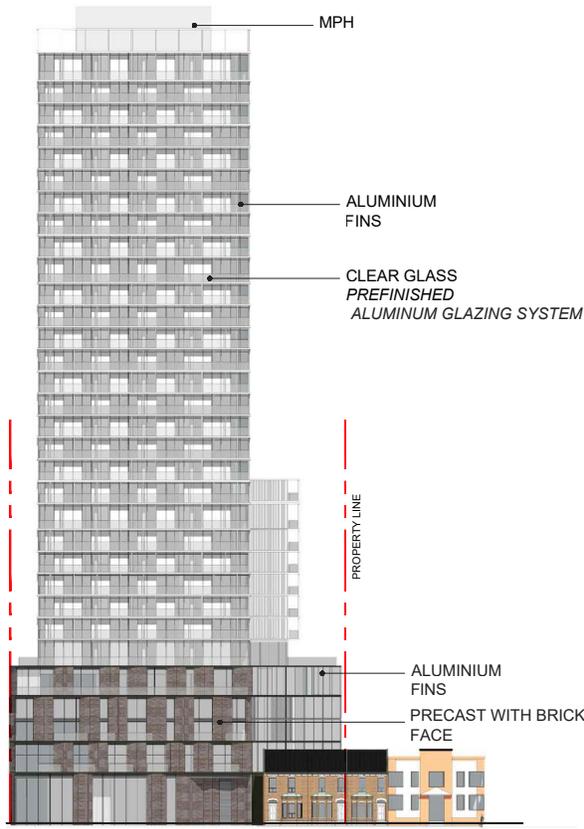


View of proposed west elevation and retained heritage building fabric along Ferguson Avenue North (Arcadis, 2024).

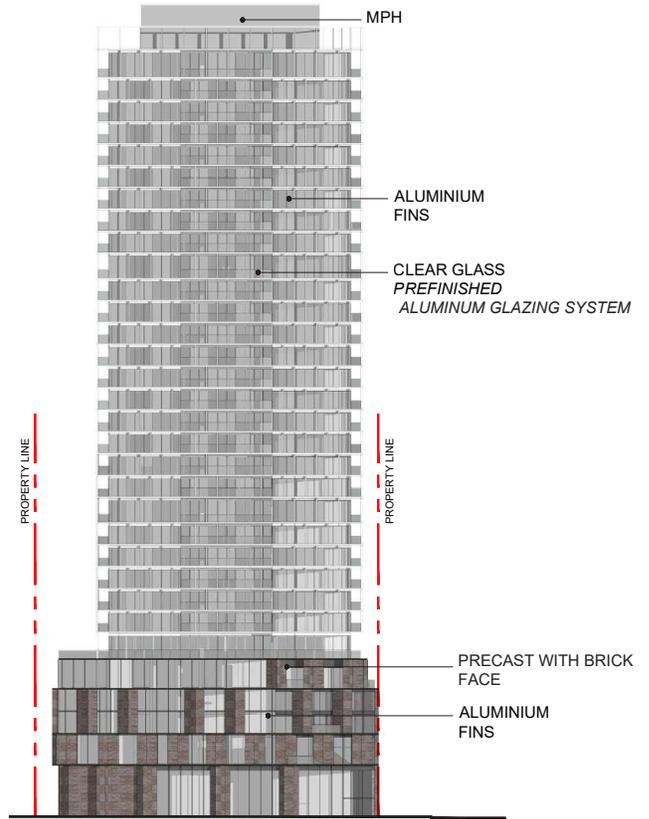


View of proposed west elevation and retained heritage building fabric along Ferguson Avenue North (Arcadis, 2024).

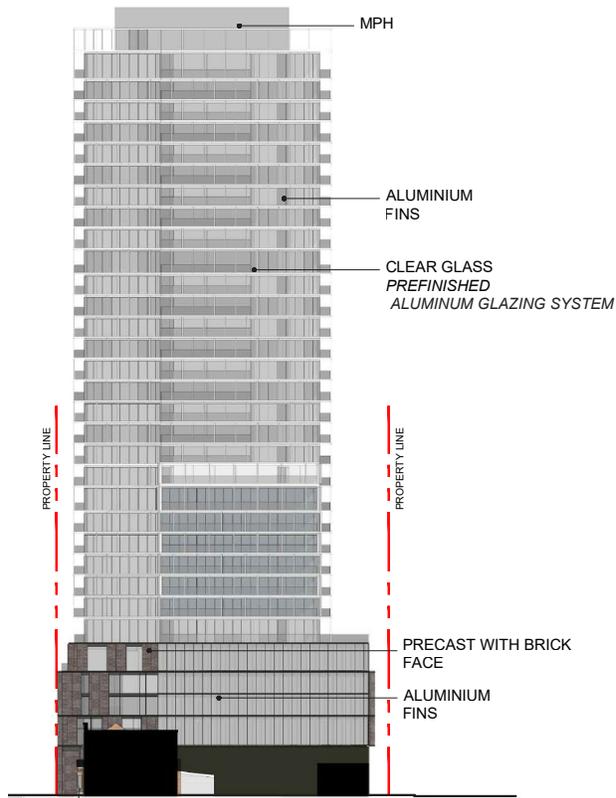




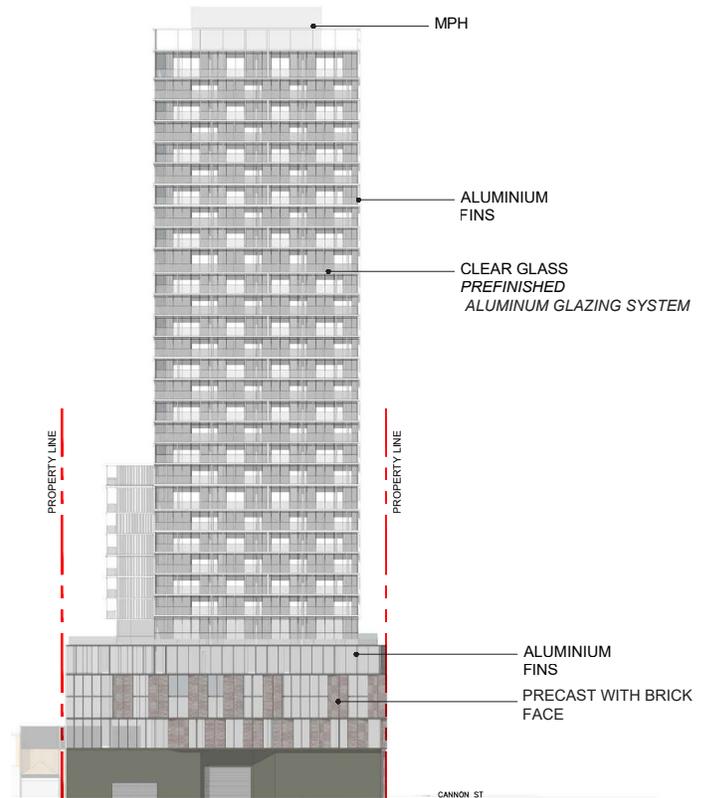
West elevation (Arcadis, 2024).



North elevation (Arcadis, 2024).



South elevation (Arcadis, 2024).



East elevation (Arcadis, 2024).

## 5 CONSERVATION STRATEGY

### 5.1 Conservation Approach

The primary conservation treatment for the heritage buildings on the Site is substantial *in-situ* retention and rehabilitation of the row houses. New construction is designed to follow a set of Conservation Objectives.

### 5.2 Conservation Objectives

The following Conservation Objectives are high-level heritage-driven goals for the Site's redevelopment:

- A** Substantially retain the historic buildings on the Site.
- B** Sensitively integrate the retained buildings into the proposed development.
- C** Draw on a sympathetic material palette and design interface.

These Conservation Objectives have informed the design process and are achieved within the proposed development as follows\*:

- A1** Full *in-situ* retention of the front portion of both 134 and 136 Ferguson Avenue North, removing the rear wings.
- B1** Adaptive re-use of 134-136 Ferguson Avenue North.
- B2** Application of a conservation scope of work to bring the row houses up to a good state of repair, in line with documentary evidence (refer to the following section for a preliminary conservation scope of work).
- B3** Provision of a setback between the retained north elevation of 136 Ferguson Avenue North and new construction.
- B4** Increased at-grade setback of the podium adjacent to the retained buildings.
- B5** Contemporary, streamlined design and materiality of new construction behind the retained buildings, allowing for the heritage building fabric to remain visually prominent.
- B6** Podium alignment with datum lines at the eavesline and roofline of the retained buildings;
- C1** Reference to brick materiality of the retained row houses and nearby historic building fabric in the new podium.

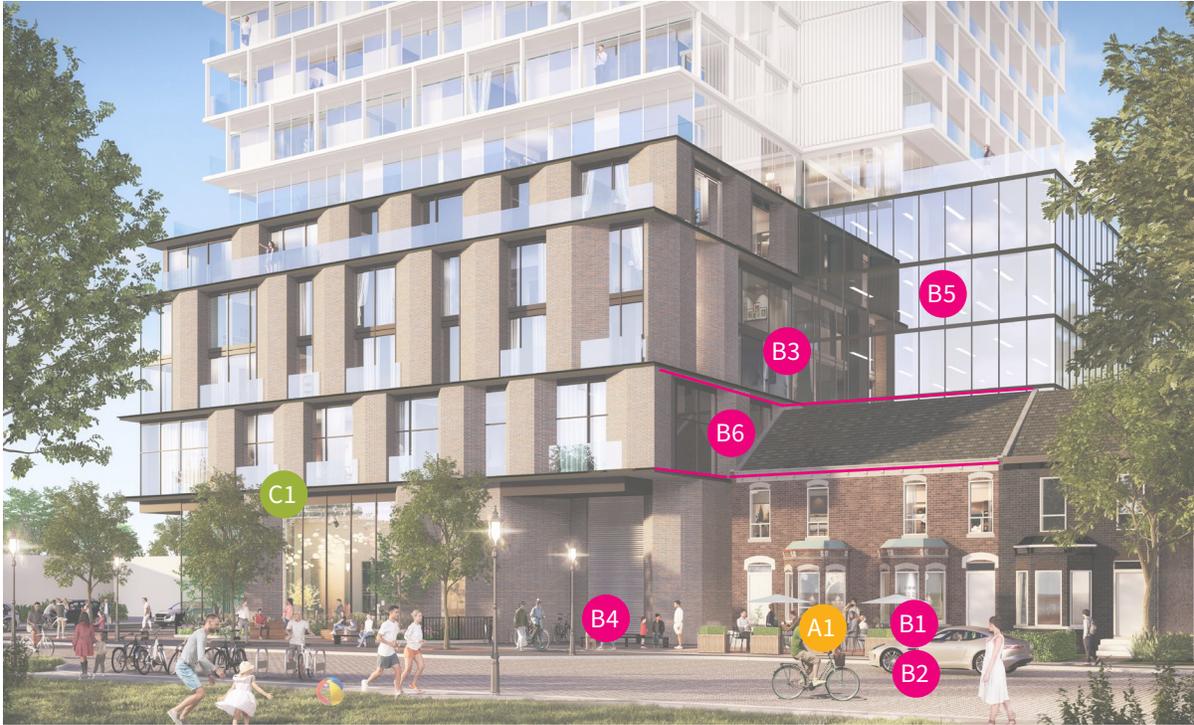
Definitions from the *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010):

**Preservation** involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

**Restoration** involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation** involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

\*Refer to annotated render on the following page.



Application of Conservation Objectives within the proposed development (Arcadis, 2024; Annotated by ERA).

### 5.3 Conservation Scope

The following preliminary conservation scope of work is subject to further development, and will be detailed in a future Conservation Plan, submitted to Heritage Staff for review and approval:

- Retention of the front (west) portion of the row houses, including a portion of the north elevation return;
- Removal of the rear (east) wings (1 and 2 storey portions), providing a new wall to match heritage brick and roof repairs to match original heritage profile where the wing fabric is removed;
- Removal of exterior paint, and cleaning of masonry using non-abrasive methods;
- Replacement of all window units with wood windows to match heritage profile;
- Potential alterations (e.g. lowering of the front door sill, lowering of first floor) to allow for universal accessibility to the retail units;
- Potential upgrades to meet building code requirements for retail spaces, such as a secondary exit or structural reinforcement of floors;
- Replacement of the front doors with a sympathetic replacement;
- Repairs and repainting of wooden elements (e.g. eave brackets), as necessary;
- Repair (e.g. repointing) of masonry as necessary;
- Repair of roof as necessary;
- Installation of new metal flashing, rainwater leaders and downspouts;
- Installation of new metal roof at bay windows; and
- Installation of new asphalt shingles.



Documentary evidence, such as this c. 1971 photograph, will be referenced throughout the conservation process (Reg Button via Vintage Hamilton Facebook, Annotated by ERA).

### 5.4 Conservation Summary

The conservation strategy is consistent with the direction in the Provincial Policy Statement (“PPS 2020”) and conforms to the cultural heritage policies in the City of Hamilton’s Urban Official Plan.

The conservation scope will be detailed in a future Conservation Plan and implemented according to the best practices outlined in the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

## 6 IMPACT OF PROPOSED DEVELOPMENT

### 6.1 Impacts to On-Site Heritage Resources

#### *Destruction of Heritage Attributes*

The proposed development is not anticipated to pose a negative heritage impact to any heritage attributes identified in the draft Statement of Significance (Section 3).

The proposed conservation scope retains the most publicly visible elements of the row houses, and rehabilitates the buildings for public-facing use. The legibility of the row houses three dimensional form is conserved through setbacks of new construction to the east and north, and a relief in massing on the southwest corner of the proposed podium in the form of an at-grade setback.

#### *Unsympathetic Alterations*

All conservation work will be sympathetic to the retained heritage buildings. The conservation scope, to be detailed in a forthcoming Conservation Plan, will be consistent with the *Standards and Guidelines*, while also allowing for universal accessibility and contemporary use.

#### *Shadows*

As the proposed new construction is located north of the heritage resources on the Site, no net new shadows are anticipated on the on-site heritage resources.

#### *Isolation of Heritage Attributes*

It is not anticipated that any heritage attributes identified in ERA's draft Statement of Significance will become isolated from their context or significant relationship. Due to the historically mixed-use nature of Beasley, the row houses on the Site have historically formed a fragmented pocket of low-rise residential development; they do not form part of a cohesive streetscape that would be interrupted by new development.

#### *Obstruction of Views*

There are no protected views on the Site or its immediate vicinity.

*Negative impact on a cultural heritage resource include, but are not limited to:*

*Destruction of any, or part of any, significant heritage attributes or features;*

*Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

*Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

*Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;*

*Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;*

*A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

*Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

*(Ontario Heritage Toolkit).*

### *Change in Land Use*

The adaptive reuse of the row houses at 134-136 Ferguson Avenue North for retail uses is not anticipated to pose a negative heritage impact. Rehabilitation will appropriately conserve the residential nature of the house-form buildings, including through the maintenance of the front yard set backs, which are proposed to be adapted as a patio to serve retail uses.

### *Land Disturbances*

The Site is located in an area of archaeological potential according to the Urban Hamilton Official Plan Appendix F-4. Any excavation or grading will be subject to the requirements set out in the OHA, the Official Plan and the City of Hamilton Archaeological Management Plan (2016).

## 6.2 Impacts to Adjacent Heritage Resources

The proposed development will not pose a negative impact to adjacent resources.

### *Destruction of Heritage Attributes*

Heritage attributes have not been identified for the individually listed properties adjacent to the Site. Neighbourhood-wide heritage attributes are provided in the Beasley Historic Context Statement (ERA, 2014). None of the adjacent heritage attributes identified in the Historic Context Statement are anticipated to be destroyed.

### *Unsympathetic Alterations*

No alterations are proposed that negatively impact adjacent heritage sites, or the heritage attributes identified for the surrounding area in the Beasley Historic Context Statement (ERA, 2014).

### *Shadows*

Net new shadows will be cast on the adjacent Cannon Street East properties during the afternoon and evening hours. These shadows are not anticipated to alter the appearance of a heritage attribute or change the viability of a significant natural feature or plantings.

### *Isolation of Heritage Attributes*

Heritage attributes have not been identified for the individually listed properties adjacent to the Site; no adjacent heritage property will become isolated as a result of the proposed development. None of the neighbourhood-wide heritage attributes provided in the Beasley Historic Context Statement (ERA, 2014) are anticipated to become isolated from their context.

### *Obstruction of Views*

No obstruction of significant views is anticipated.

## 7 ALTERNATIVES OR MITIGATION MEASURES

### 7.1 Overview

The proposed development has been designed to conserve the cultural heritage value of the Site, while mitigating impacts to adjacent properties. Refer to Section 5 for more information on the Conservation Goals and Objectives.

### 7.2 Considered Alternatives

Earlier iterations of the design considered removing the row houses on the Site to accommodate vehicular access from Ferguson Avenue North.

## 8 CONCLUSION

The proposed development will conserve the cultural heritage value of on-site and adjacent heritage resources. While the proposal contemplates the removal of the rear wings of both row houses, the public-facing front portion of the resources will be rehabilitated for public-facing retail uses, and will be subject to a conservation scope of work.

The proposed residential development is appropriately designed to mitigate impacts to on-site and adjacent house-form buildings. The 5-storey podium base sensitively transitions the tower element through setbacks and stepbacks and references the heritage context through the use of brick materiality and articulated piers at-grade. As the design process progresses, the design team will continue exploring opportunities for further refinement of the material treatment and interface between the retained row houses and new construction.

## 9 PROJECT PERSONNEL

**Samantha Irvine JD, CAHP** is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill university (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's university. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

**Janice Quieta, OAA, MArch, LEED Green** is a Senior Associate at ERA. She is an OAA registered architect, and a LEED Green Associate. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Toronto Metropolitan University (formerly Ryerson). Her graduate thesis examined the feasibility of retrofitting post-war residential towers in Toronto's St. Jamestown.

**Kasper Koblauch MCIP, RPP** is a Project Manager and planner at ERA with over seven years of public and private-sector professional planning experience. He holds a Master of Planning from Toronto Metropolitan University (formerly Ryerson university).

**Zoe Chapin, MCIP, RPP** is a heritage planner at ERA. She received her Masters of Urban Planning from McGill University, where she also completed a Bachelors of Arts in Geography-Urban Systems.

## 10 PHOTOGRAPHIC DOCUMENTATION

All photos by ERA dated March 5, 2024, unless otherwise indicated.

### 10.1 Site Photographs



West elevation. From left to right: 136, 134 and 132 Ferguson Avenue North. 132 Ferguson Avenue North is not part of the Site (ERA, 2024).



East elevation of 134 (left) and 136 (right) Ferguson Avenue North (ERA, 2024).



North elevation of 136 Ferguson Avenue North (ERA, 2024).



View of the Site from Cannon Street East and Ferguson Avenue North. The vacant 188 Cannon Street East is presently fenced off (ERA, 2024).

## 10.2 Context Photographs



View southeast towards the Site on Ferguson Avenue North at Cannon Street East (ERA, 2024).



View north on Ferguson Avenue North at Kelly Street (ERA, 2024).



View north on Cathcart Street at Kelly Street (ERA, 2024).



View west on Cannon Street East near the tower development at 220 Cannon Street East (ERA, 2024).



View east on Cannon Street East showing a former factory adjacent to row houses between Mary and Elgin Streets (Google, 2023).



View north across Cannon Street East, opposite the Site (ERA, 2024).

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## 12 APPENDICES

### APPENDIX A

HISTORIC CONTEXT STATEMENT FOR BEASLEY (ERA, 2014)

## BEASLEY: Historic Context Statement



Figure 1. Typical Beasley streetscape (SkyscraperPage.com, posted October 28, 2008; retrieved February 5, 2014)

### Introduction

Beasley is located in the northeast section of Downtown Hamilton and is one of Hamilton's four original neighbourhoods. It covers 42 city blocks, between James and Wellington streets, and from Main Street East to the railway tracks, with Cannon Street East marking the boundary of the Downtown core.

A complex neighbourhood with a rich history and strong identity, Beasley encompasses much of the commercial core of the city and includes two main streets: King Street East (from International Village to Gore Park) and James Street North. It serves as an incubator for small businesses and is home to a growing number of music, theatre, and visual arts venues, as well as a large number of restaurants.

Since its origins, Beasley has functioned as a self-sufficient neighbourhood, comprising residential and commercial areas, social services, cultural organizations, and a range of facilities. Home to the city's first industrial district, it has served as an arrival point for new immigrants since the late 19th century.

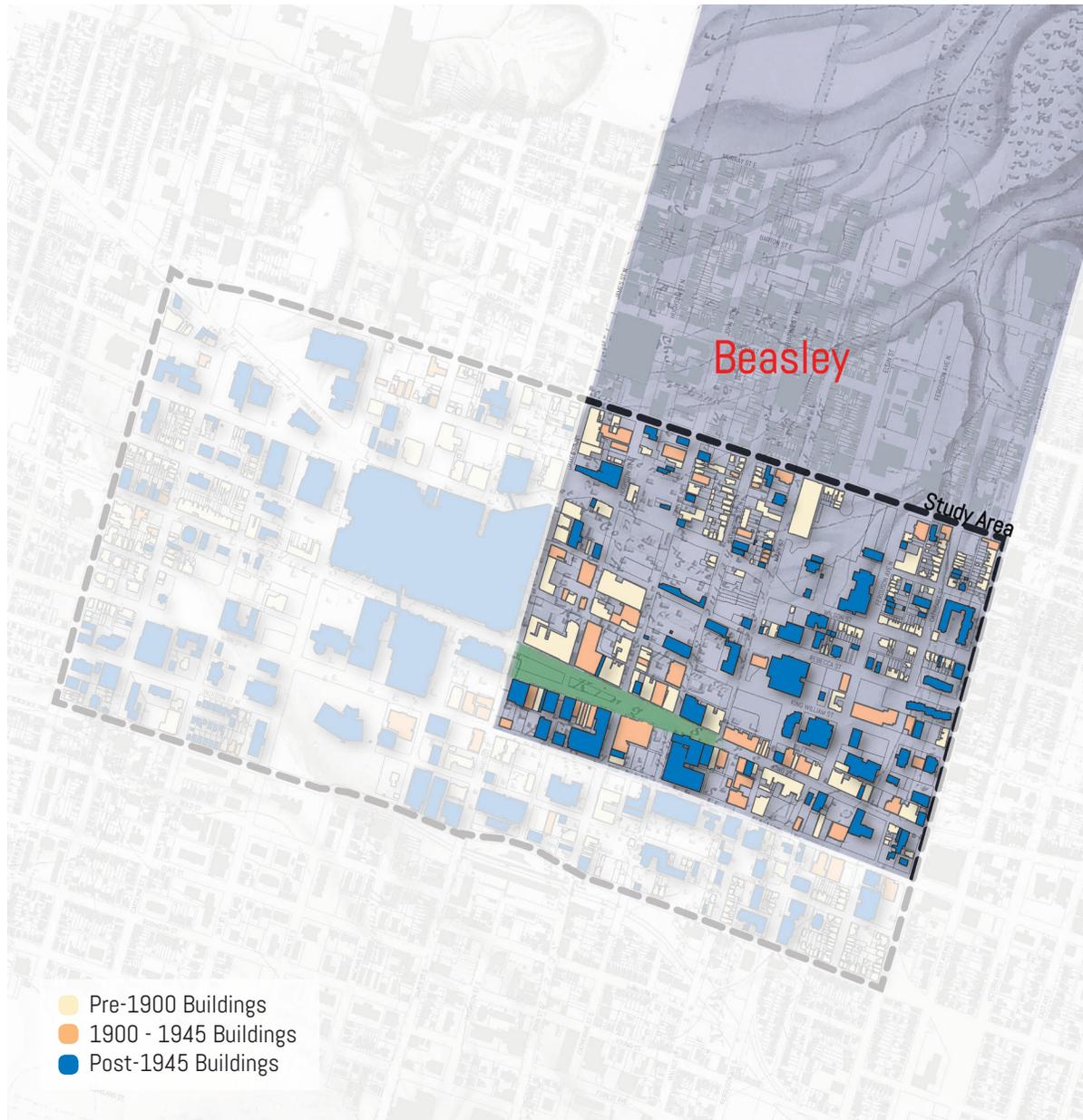


Figure 2. Beasley: Historic Context Statement Boarder within Downtown and extent of neighbourhood beyond study area (ERA)

Beasley is framed on its south and west sides by highly cohesive, low- to mid-rise commercial streetscapes. Its north and northeastern sections are largely residential, featuring a mixture of modest low- and high-rise residential buildings, dating from the mid-19th century to the late modern era. Commercial, institutional, and a small number of former industrial buildings are interspersed throughout the residential areas. The former industrial core of Beasley is currently dominated by parking lots.

Social and cultural focal points in Downtown Beasley include Gore Park, a commercial hub, public park, and gathering place; Beasley Park, the Community Centre, and the Dr. J. Edgar Davey School; International Village, a section of King Street East that features independent retail, restaurants, and local entertainment; King William Street, a focal point for the arts, theatre, dining; and James Street North, the setting for Art Crawl and other cultural activities. With the exception of Gore Park, which has long served as the symbolic heart of Hamilton and its downtown, each of these areas has emerged as a hub in recent years and is supporting the regeneration of the downtown core and its community.

### Historical Overview

Beasley is one of the four original neighbourhoods of Hamilton. Its origins can be traced to the town's incorporation in 1833 and the establishment of the first ward boundaries. The neighbourhood was named after Richard Beasley, an early settler, who established a trading post in the late 18th century in the region. As with other historic downtown neighbourhoods, the land within its boundaries was employed for agricultural purposes before the town was settled. This changed in 1816, when the area bounded by Main, James, Wilson, and Mary streets was included within the town plan prepared by George Hamilton.

King Street began as an aboriginal route, which resulted in the irregular configuration unconflicting to the town's first grid plan. Responding to its unusual configuration, George Hamilton donated a triangular piece of land along King Street East, between Mary and James streets. The triangular-shaped 'Gore' was the result, which eventually became Gore Park and one of the finest pieces of urban design in Hamilton. Landscaping was initiated by the City of Hamilton

in the 1860s and the area was established as a public park between the 1870s and 1880s. Since that time, Gore Park has been subject to several significant changes, but has remained the symbolic heart of the city and its downtown since the late 19th century.

Hamilton's first businesses were established in Beasley by the second decade of the 19th century, around the area that became the Gore, on King Street East. By the mid-19th century, low-rise commercial buildings lined King and James, as well as other neighbouring streets. Beasley's role as the commercial core of Downtown Hamilton has continued since that time, in particular along King and James streets. It has, however, experienced a dramatic decline since suburbanization and the redevelopment of significant portions of Central, including the construction of Jackson Square.

In addition to being the focal point of early commerce in Hamilton, the city's first industries also began in Beasley and were concentrated in this neighbourhood, and in Central, for many decades. Small-scale industries began to appear as early as 1819, with the opening of a wagon and plough factory on King Street East. The early industries were small-scale, family-run operations, and included textile manufacturers, carriage and wagon works, breweries, distilleries, tanneries, lumber mills and small foundries, among other things, which served the growing city. The arrival of the Great Western Railway in 1853 spurred further industrial activity in the city and was a driver of development in the northern sections of downtown core, including Beasley, which were situated in relatively close proximity to the railway.

As was typical of manufacturing districts of the Victorian period, housing for workers was constructed, cheek-by-jowl, next to the industries and commercial establishments where the workers were employed. This gave rise to the role of Beasley as a self-sufficient, mixed-use neighbourhood and an arrival point for new immigrants, something that continues to the present.

Although the first half of the 20th century saw some new commercial and institutional development in Beasley, for example, the 12-storey Royal Connaught Hotel of 1916, various department stores and the Dominion Public Building of 1936, it marked the beginning of Beasley's decline. A new era of modern industrial development had begun, based around Hamilton Harbour. Residential and commercial

development also began to decentralize, as transportation routes and the public transit system improved. Beasley was further affected by the re-development of portions of Central during the second half of the 20th century, as well as the construction of Jackson Square.

In spite of its decline over the course of the 20th century, Beasley has remained an important inner-city, mixed-use neighbourhood. Although much of its former industrial land has been converted to surface parking, its residential and commercial roles continue, and a burgeoning arts, entertainment, and cultural scene is growing within its boundaries. Many important municipal social services are situated within Beasley and at the edge of the downtown core a skateboard park, school, and community centre have been established on former industrial land to serve its residents.

### Historical Themes

Beasley was home to Hamilton's first commercial core:

- The city's first businesses were established around the site of the triangular park known as 'the Gore', which was formed by the two sides of King Street between Mary and James Streets. The first grocery store opened in 1814, and Hamilton's first brick commercial building was built on the Gore in 1829. By the mid-19th century, low-rise commercial buildings lined both sides.
- Commercial zones developed during the 19th century along John, James, and King Streets. Although the growth of suburbs and malls in the 1950s, as well as the construction of Jackson Square, had a devastating impact on businesses in Beasley, King and James have continued to function as commercial main streets and are characterized by their rich collection of historic buildings, some of which pre-date Confederation.

Hamilton's first industrial district was situated in Beasley:

- Proximity to rail and water transportation enabled Beasley to become an industrial hub during the 19th and 20th centuries. The Great Western Railway came to Hamilton in 1853, its lines forming the northern boundary of Beasley (outside the downtown core).

- Industrial development began with the establishment of a wagon and plough factory on King Street East and the Hamilton Tin Factory on Catharine Street. In 1835, Canada's first threshing machine manufacturer began operations on James Street North.
- Industries flourished and grew in the heart of Beasley, along King William, Rebecca, Gore, Wilson, John, Catharine, Mary, and Ferguson streets, among others. These industries included several large foundries, such as the Gurney Tilden Stove Foundry; the Hamilton Distillery Company; and the M. Brennan and Sons Lumber Yard.
- Heavy industry (such as foundries) began to leave downtown Hamilton around the mid-20th century, relocating to Hamilton Harbour. Lighter industries (textile, hosiery, printing, etc.) eventually left the area as well, but were slower to do so.

Beasley has served as an arrival city for new immigrants since the late 19th century:

- Since the expansion of industry in the late 19th century, Beasley has been an entry point for new immigrants. The majority of first wave of immigrants was from the United Kingdom. After 1910, significant waves of immigrants came from southern and eastern Europe. Today, Beasley's residents come from over 40 countries.

Beasley has always functioned as a self-sufficient neighbourhood:

- Since the 19th century, Beasley has functioned as a self-sufficient neighbourhood, comprising a mix of residential and commercial development, as well as social services and cultural facilities.
- Historically, many cultural and civic institutions were located in Beasley: The Federal Building (1886), which served as a municipal post office and temporary city hall; the municipal Court House, and the Grand Opera House (1880), which seated 1200 people and hosted celebrities of international renown, were all located in Beasley, among many others.
- With the development of the new city hall and civic precinct in the Central neighbourhood in the 1950s, 60s and 70s, a number of institutions left Beasley. It is currently home to a number of essential social service organizations and institutions, including the Good Shepherds, Goodwill/Amity, the Immigrant Womens' Centre, and the Downtown Mosque.

## Attributes

*The following attributes characterize the urban form of Beasley:*

- The grid street pattern, which dates from the 19th century, with King and James serving as main streets.
- The check-by-jowl pattern of commercial, residential, and industrial development, which was established in the second half of the 19th century, when smaller-scale industries proliferated across Beasley and Central.
- Highly cohesive streetscapes of James and King Streets, composed of 19th- and 20th-century commercial buildings; the tremendous variety of building types and styles that make up their streetwalls, ranging from very plain and modest structures, to very fine examples of 19th and early 20th century commercial architecture, reflecting the aspirations of the 'Ambitious City' (as is typical of main street development, most buildings have been significantly adapted over time to meet the needs of their occupants).
- Gore Park and the surrounding King Street East streetscape as a social, commercial, and symbolic focal point of the neighbourhood and the downtown core.
- Fragmented pockets of low-rise residential development, generally dating from the mid-19th to the early 20th centuries. These pockets of houses, which are found at the northern and northeastern sections of the neighbourhood, sometimes abut mid-rise commercial, institutional, and a small number of former industrial buildings.
- The modest character of much of Beasley's housing stock, which includes detached, semi-detached and row houses, much of which is of brick construction or faced with brick. (A small number of late 20th century mid- and high-rise apartment buildings were constructed in Beasley, but are not its dominant residential form.)
- Small lots with shallow setbacks of its historic residential development.

- Social and cultural hubs across downtown Beasley, such as Beasley Park, Beasley Community Centre, and the Dr. J. Edgar Davey School (civic and social core of the residential neighbourhood); King William Street (restaurants and arts scene); International Village (restaurants and independent businesses); and James Street North (independent businesses and arts scene).
- Surface parking lots scattered throughout the residential areas, dominating the core of Beasley on the sites of former industrial facilities. The former industrial sections of Beasley, in particular the blocks between King William and Wilson Streets, are dominated by large surface parking lots. Very little remains of Hamilton's first industrial landscape, with a few exceptions (such as the former Knitting Mill and the Good Shepherds Centre).
- Fast-moving, one-way arterials running in an east-west direction. Together with the parking lots, they create a sense of discontinuity within the neighbourhood.

*What we heard from citizens about Beasley:*

- Very diverse and eclectic, multi-cultural, adaptable, community-focused, with lots of 'social capital'.
- Strong sense of identity.
- Although modest, it is seen as having 'good bones' – the older houses are well built.
- Cannon St. appears to be a natural divide in Beasley; citizens identified the high-rise towers above Cannon as a separate area. A resident from outside the study area (to the north) noted that 'north Beasley' is often mistakenly excluded from what is popularly understood as Beasley.
- Used to be the industrial core of Hamilton – the Gundry Foundry was an important industry that exported products internationally, but the site of the facility is now a parking lot. The original housing stock was constructed to accommodate industrial labourers.
- One-way arterials are an issue in the neighbourhood. Wilson Street, a four-lane arterial, is seen as dividing the neighbourhood in half.

- Citizens identified several places in Beasley that attract younger people: cafes along James St. N., Dr. Disc (rooftop concerts), Sonic Unyon (bar and music venue), Beasley Park (skate park).
- The school and community centre that abut Beasley Park function together as an important community hub that brings together diverse communities (for example, Somali, Ethiopian, Vietnamese, etc.) in Beasley, including residents in the high-rise towers north of Cannon. The skate park is also located in this enclave.
- The Beasley Neighbourhood Association has a very diverse and active membership – young and old, and across ethnicities. However, people are from similar socio-economic backgrounds.
- The neighbourhood has an abundance of social services: Good Shepherd, Immigrant Womens' Centre, etc. It is home to a large number of community service organizations.
- Beasley plays a very important role as an entry point into the city – from start-up businesses and artists along James St. N., to new immigrants. There is a wave of retirees moving back into the Downtown core and Torontonians who wish to take advantage of better real estate prices.
- To the north of Wilson, Beasley is primarily a residential neighbourhood, whereas to the south it is more commercial.
- The neighbourhood serves as an arrival point for new immigrants, an incubator for small businesses, and an enclave for artists, musicians, and theatres. Cultural diversity and the entry point role are two aspects of Beasley that are highly valued.
- Citizens identified the following sites as neighbourhood landmarks: Lister Block, Right House, Treble Hall, Hydro Station, Fire Hall, The Studio (artists' studios), Chepies (car rental), the hostel, the bingo hall, Gore Park, King William streetscape, Beasley Park, skate park, school and community centre, the Mosque, Dr. Disc, Sonic Unyon, the Old Knitting Mill.

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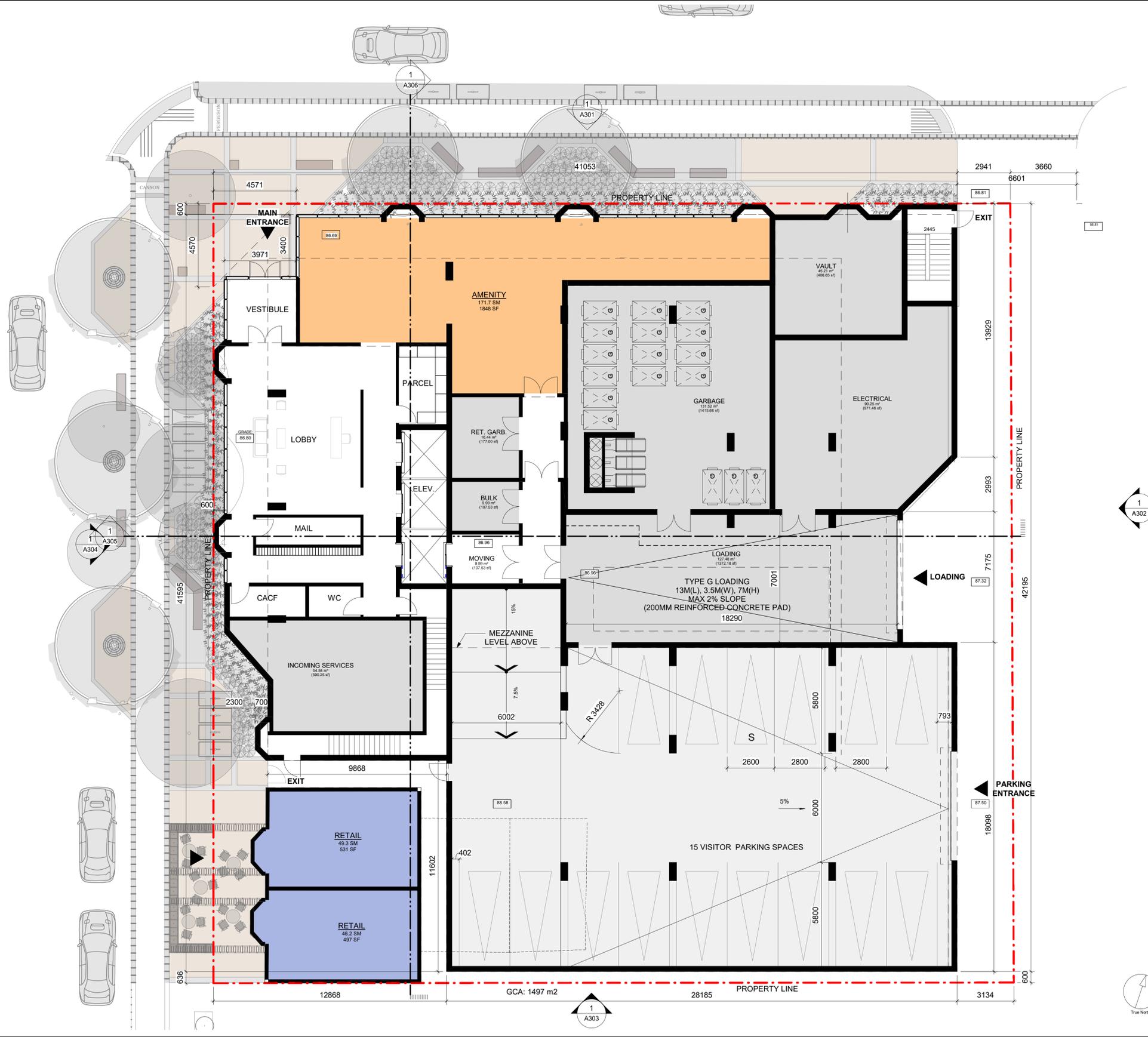
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# APPENDIX B

ARCHITECTURAL DRAWINGS (ARCADIS, 2024)

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PROJECT  
188 Cannon St. E  
188 Cannon St. E  
134-136 Ferguson Ave. N  
Hamilton, ON

PROJECT NO:  
145796  
DRAWN BY:  
ES  
PROJECT MGR:  
ES

CHECKED BY:  
APPROVED BY:

SHEET TITLE  
GROUND FLOOR / SITE PLAN

SHEET NUMBER  
A201  
ISSUE

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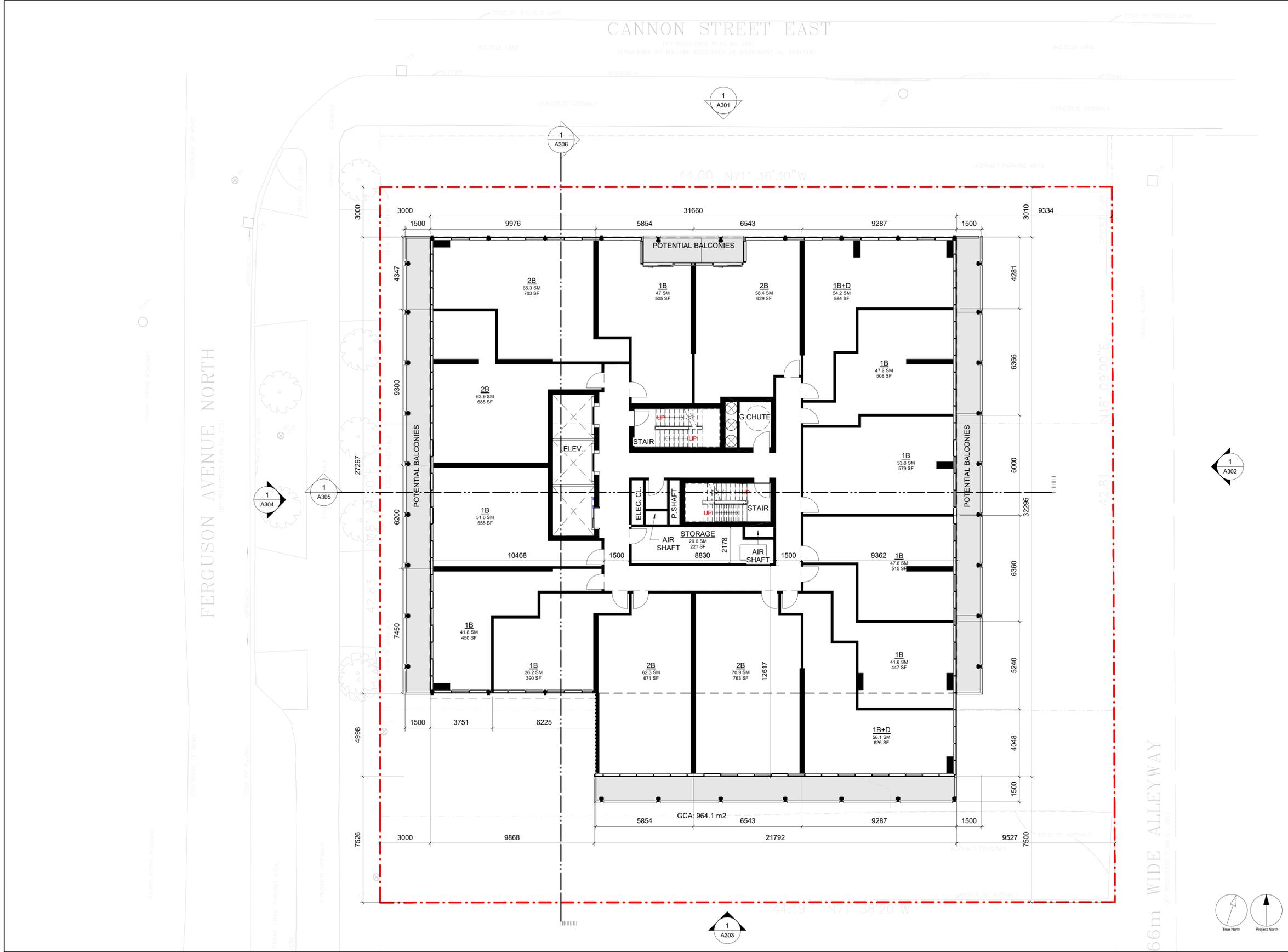








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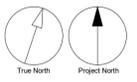
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SHEET NUMBER  
**A208**

ISSUE



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# CANNON STREET EAST

(BY REGISTERED PLAN No. 255)  
(CONFIRMED BY R.A.-394 REGISTERED AS INSTRUMENT No. 4044749)

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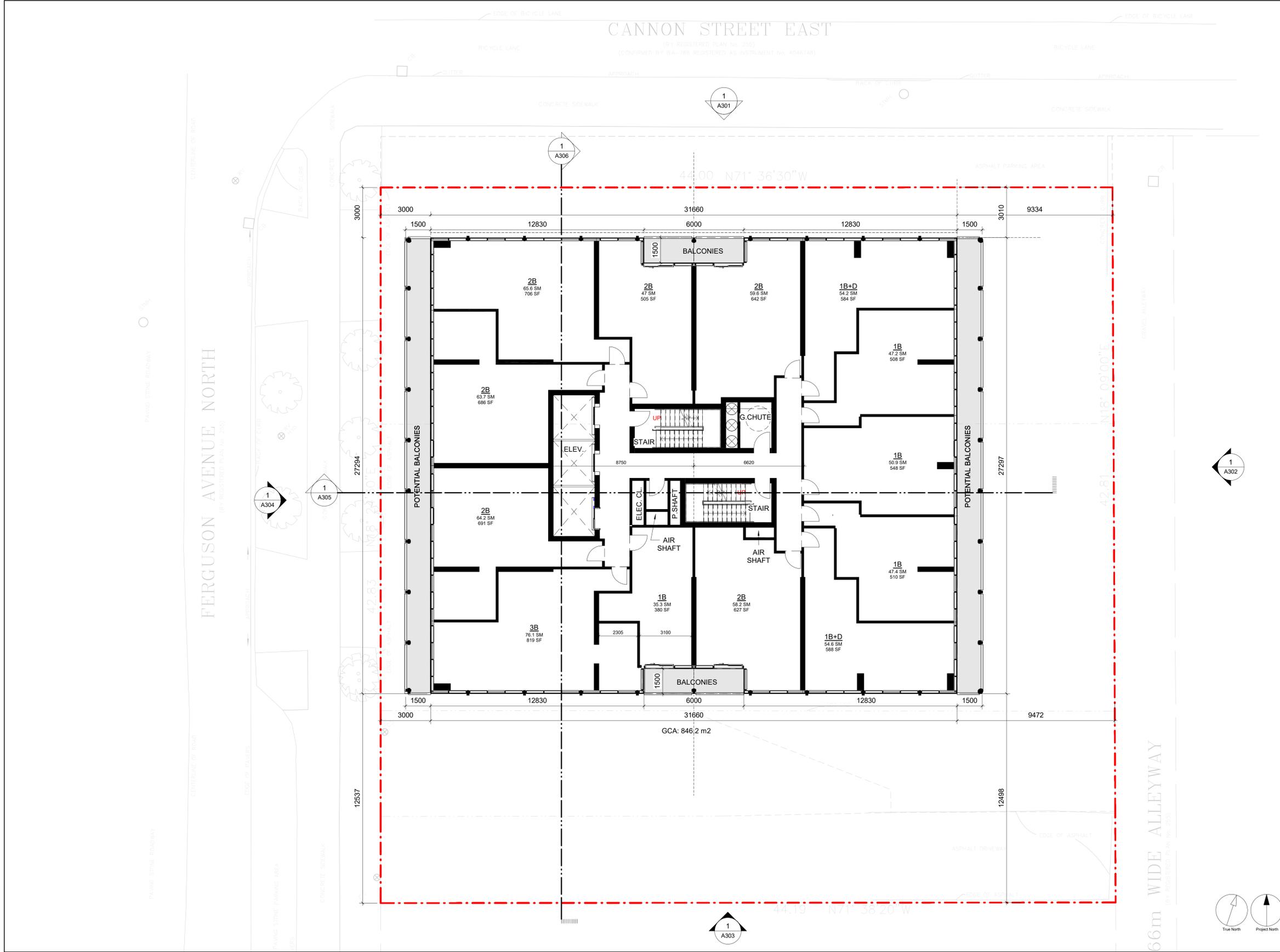
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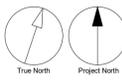
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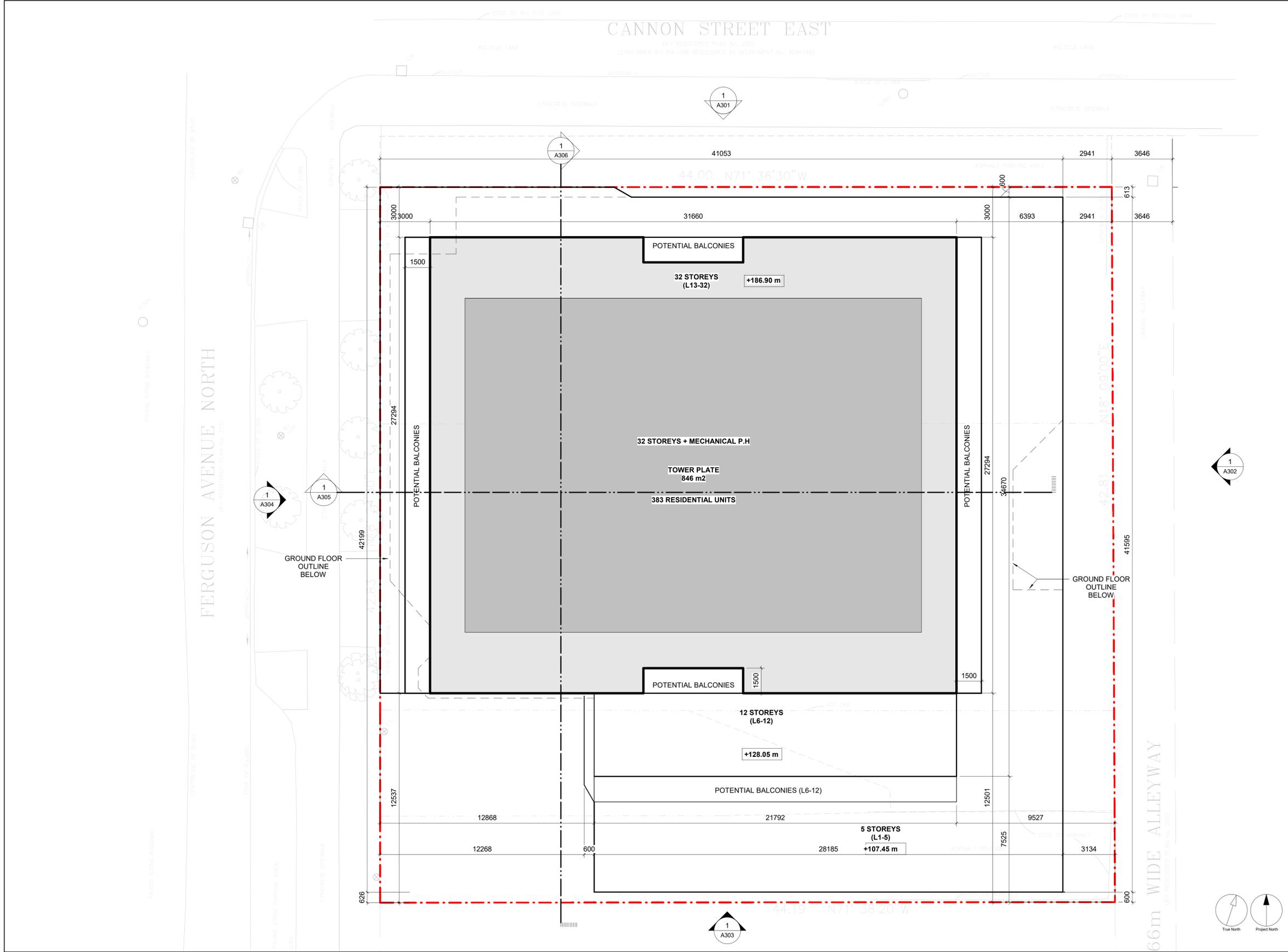


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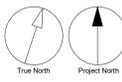
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**188 Cannon St. E**  
188 Cannon St. E  
134-136 Ferguson Ave. N  
Hamilton, ON

**PROJECT NO:** 145796  
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**PROJECT MGR:** ES  
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**APPROVED BY:**

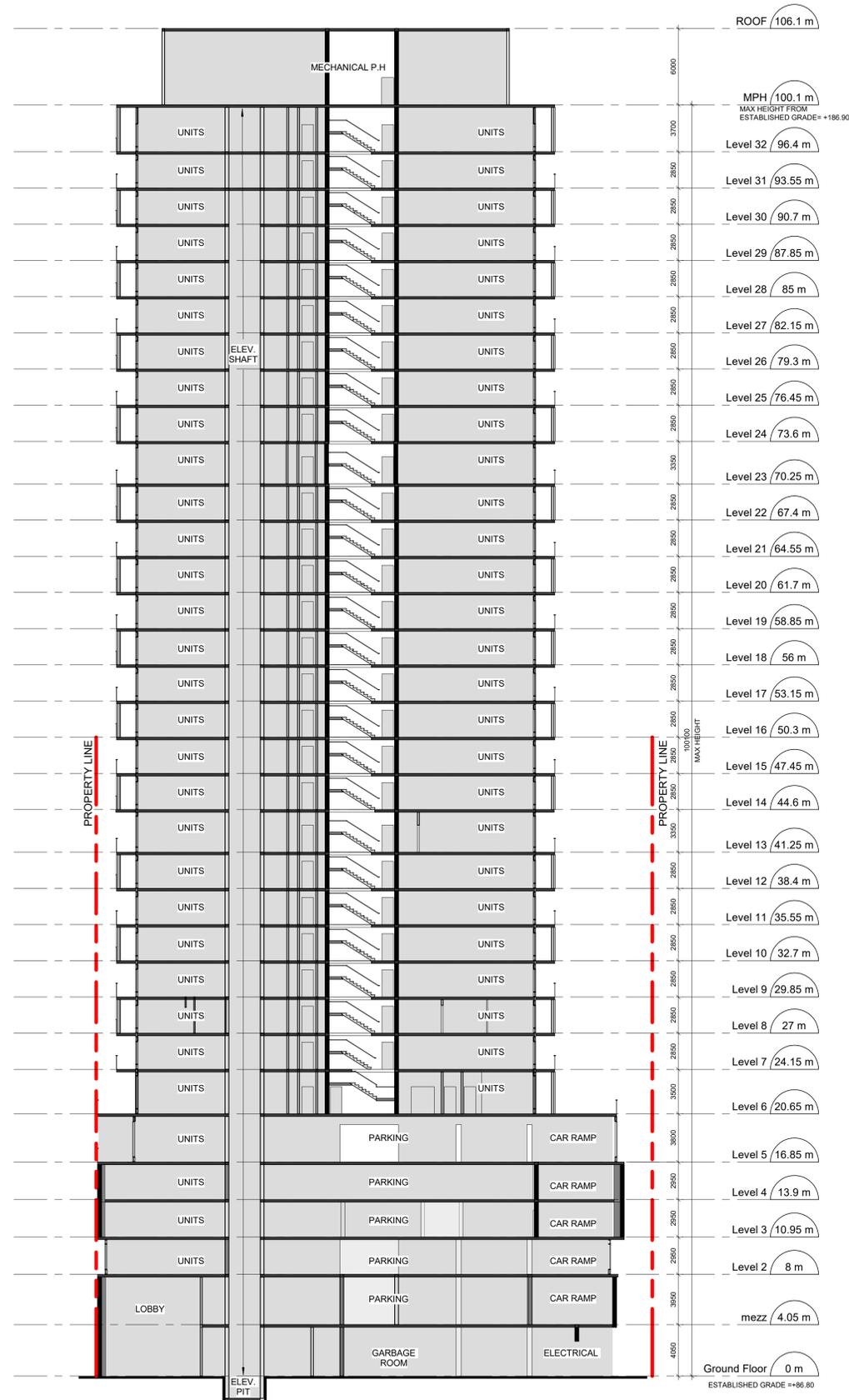
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Hamilton, ON

PROJECT NO:  
145796  
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APPROVED BY:

SHEET TITLE  
**EAST-WEST SECTION**

SHEET NUMBER  
**A305**

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